

Your New Home

by John S. Burrows, A.I.A.

1918 EDITION

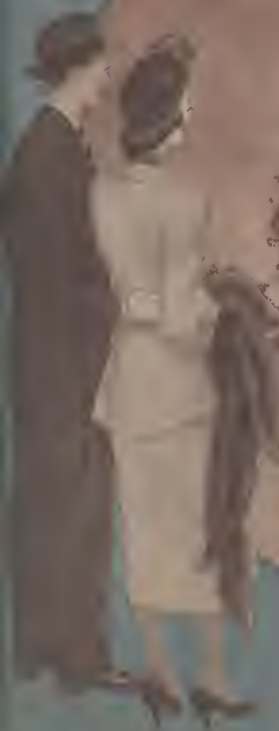
Homes of all styles, from Maine to California. 56 charming, family houses for all budgets and tastes. *Special features:* hint for what to look for in buying and building; a basic, minimum dwelling; suggestions on where to save; simple week-end houses.

PUBLISHED BY

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Yours
MAGAZINE

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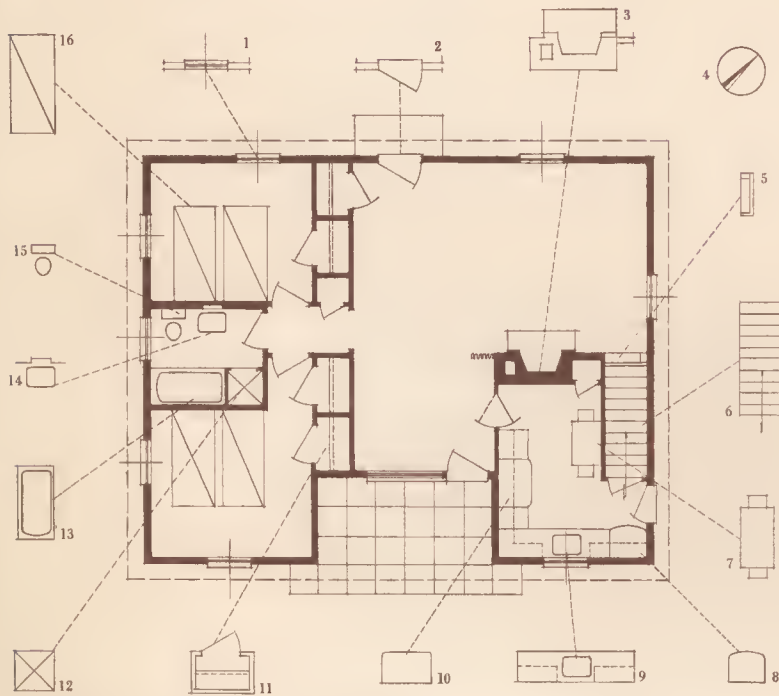


Select the House of Your Dreams!

Your New Home

1948 EDITION

Key to the plans in this book



- | | | | |
|------------------------------|--------------------------------|---------------------------|----------------------------------|
| 1 Window | 5 Built-in Book Cases | 9 Sink and Cabinets | 13 Bathtub |
| 2 Door and Swing | 6 Stairs with Direction Arrow | 10 Kitchen Range | 14 Lavatory and Medicine Cabinet |
| 3 Fireplace, Hearth, Flue | 7 Kitchen Dining Table, Chairs | 11 Closet, Shelf and Pole | 15 Water Closet |
| 4 Northpoint for Orientation | 8 Refrigerator | 12 Built-in Shower | 16 Bed |

Abbreviations used

C, CLOS, CL	Closets
LIN	Linen Closet
B	Bathroom
L or LAV	Lavatory
DN	Downstairs
REF	Refrigerator
STOR	Storage Space
BR	Broom Closet
DRS	Built-in Drawers
SH	Shower
S	Sink
WD	Wood Closet
DR RM	Dressing Room
P	Porch
H	Hall
BKS	Book Shelves
V	Vestibule
R, RAN	Kitchen Range; Stove
PD	Powder Room
SVC	Service Entrance
WM	Washing Machine
HW	Hot Water Storage
HT	Heater
CH	China Closets
DT	Dressing Table

The author of this book

John S. Burrows Jr. is a specialist in small home planning, currently engaged in general architectural practice in New York City. After receiving a Fellowship in Architecture upon his graduation from Yale University, he traveled extensively in Europe studying at first hand the problems of small home design.

During the war, Mr. Burrows served as a Commander in the United States Navy and was twice decorated with the Legion of Merit combat award. With the return of peace he opened an office in New York in partnership with the late William A. Treanor, internationally recognized as an expert in residential design. Since then, Mr. Burrows has designed many small homes throughout the United States. He also found time to win a prize in an important small house competition in New York; and was recently appointed

Chairman of the Small House Committee in New York by the American Institute of Architects.

The drawings in this book represent the fruit of ten years of experience. There are homes for families of every size, and plans which consider every climate. Each one is economical, space-saving and up-to-date: suitable for every family income.



With this information, the prospective home-owner will be able to side-step many building pitfalls. He will also find it invaluable as a source of interesting and practical ideas, readily adaptable to his own present-day needs.

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(Certain houses that are designed for expansion, and others with bedrooms adaptable for many purposes are here listed under several headings.)

*For her constant encouragement and faith,
the author gratefully dedicates this book to his wife, Mari.*

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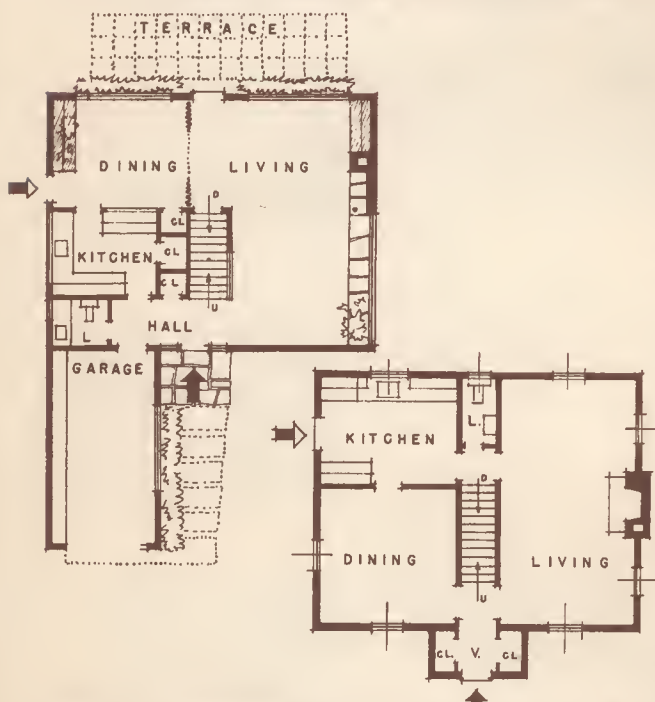


Before You Build

In building your dream house you will find an outlet for your creative instincts, and a constant source of pleasure and satisfaction. Yes, your home can be all of that, and its creation one of the most richly rewarding accomplishments of your life. You will understand, when you walk over the threshold and experience the pride and happiness that every home-owner feels, why it is that men undertake home-building even in the most difficult times.

No home but the one you yourself helped to design will ever be exactly suited to your needs. Give it the benefit of your most careful thought and planning before a spadeful of earth is turned. Carefully planned houses which were built a century ago are still liveable and bear witness to the value of forethought.

See how modern planning improves a house !



These two drawings illustrate what a little thought and planning can do for you. Compare the interesting entranceway and the convenient powder room-lavatory of the modern plan (*above*) with the conventional vestibule and "downstairs lavatory" of the old-fashioned plan (*below*). The modern dining room opens into the living room without an intervening hall, making the house much more spacious. The garage at the front of the contemporary house permits better use of the rear garden for outdoor living. Notice also the larger windows throughout, better closet space, etc.

It is the aim of this book to show you how to get the most out of your biggest investment in living. On the following pages you will see many styles of architecture. There are homes of all sizes, ranging from the simplest cottages to the most luxurious residences. These designs and sketches will help you draw up a mental blueprint for your home. The critical comment will tell you what to take into consideration in order to get the maximum benefit in construction.

New architectural trends are discussed as well as recent improvements which lower the cost and add to the utility of your home. For example, many houses are now being built without expensive basements—an economy made possible by use of the new packaged utility units containing heating, hot water, and plumbing equipment which may be installed in a ground floor utility room.

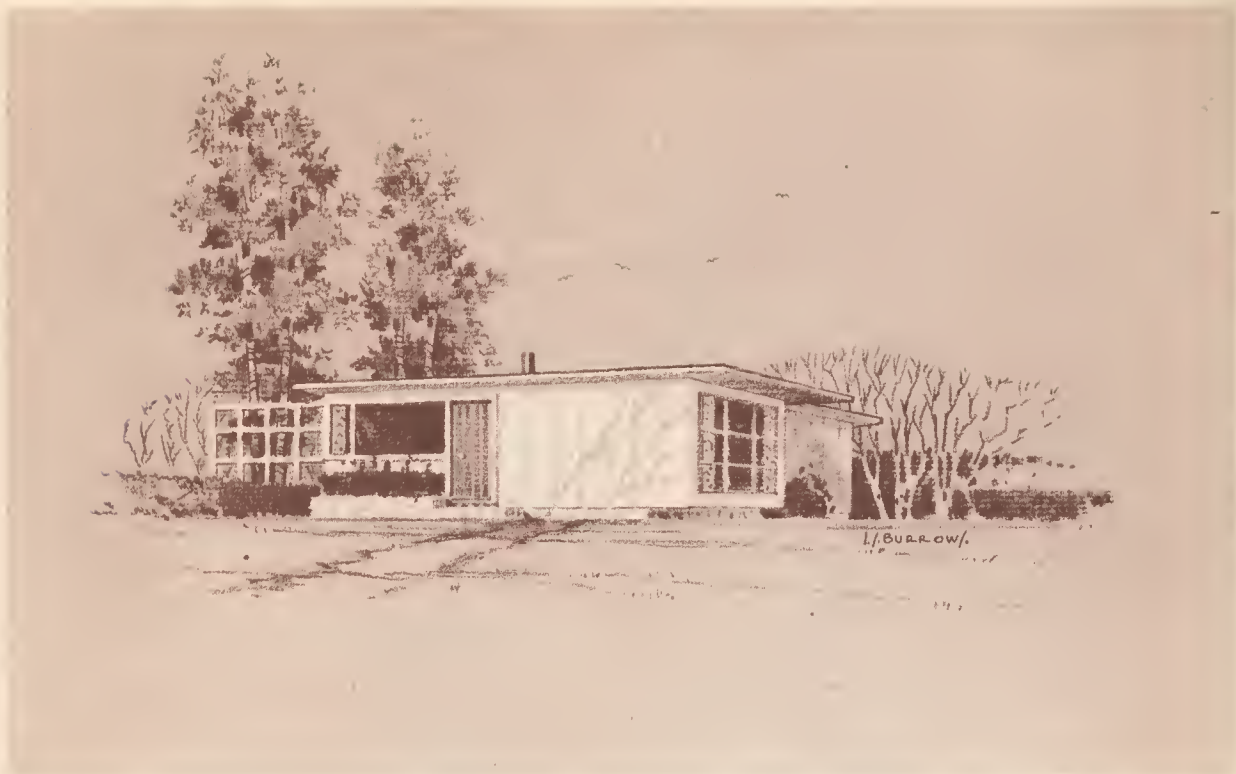
Kitchens in new houses are being built to the front rather than to the rear, and tend to be larger and richer in color, reminiscent of the Dutch communal kitchens which were the real heart of the household. Living rooms are being placed to the back of the home for privacy, and outdoor living rooms are more popular than ever.

Since you are building on a budget, you are naturally interested in estimating the costs of the designs which interest you. Prices vary by locality, and are not yet stabilized at post-war levels, making such estimates difficult. Construction will probably vary between 60¢ and \$1.10 per cubic foot. Your architect will give you the exact cost of such construction in your neighborhood. Using these figures you can roughly estimate the cost of the houses in this book.

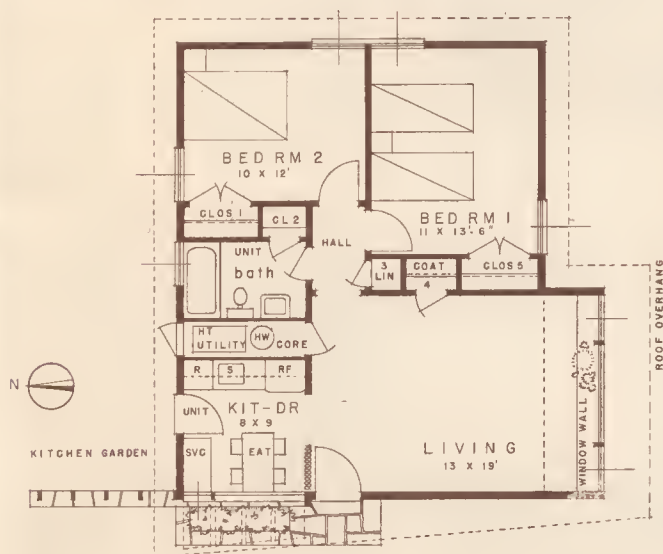
With each plan the architect has included the overall dimensions. These figures will show you whether the house you want will fit on your land. The first dimension given is the width of the house, including all projections and wings across the front. The second dimension is that of the extreme depth of the house from front to back. The area of each floor is given in square feet and represents all liveable space. It does not include the porch, garage, cellar, or terrace, which in most cases are optional.

The slope of your property may preclude the use, without alteration, of the floor plan you most desire. But a combination of the features of several houses in this book will be very likely to give you the home you really want.

These drawings and sketch plans will help you find the answers to your most pressing problems in home-building. Study them before you embark on your greatest adventure!



A Minimum Cottage



SIZE: Floor Area 776 Sq. Ft.
Overall Dimensions 28' x 30'
Approximately 7,350 Cubic Feet

Here is a house that can be built at rock-bottom expense, even in these difficult times. It is designed for a young couple with one child, and illustrates what can still be done within a limited budget.

The concrete foundation on which this house is built eliminates the cost of a basement. Instead, a heating, electrical and plumbing unit is installed between the bath and kitchen. The utility core, which provides the most economical form of heating and plumbing, can be purchased in packaged form for about \$1,400.

With all these practical features, this house was designed with simple, strong construction which gives it real functional beauty in the very best sense. The modern solar roof overhangs the picture windows in the kitchen and living room, shading the rooms in summer, and yet permitting the rays of the sun in the low winter sky to penetrate to the interior.

Though compact, this house has five closets. In addition, the 13-foot window wall at the south of the living room gives an illusion of spaciousness.

A garage may be installed later, north of the kitchen where its wall will shelter a kitchen garden. Decorative touches are the wooden lattice-work screening the kitchen garden and a window box.

Designed for Expansion on a Narrow Plot



FIRST STAGE SIZE:

Floor Area 576 Sq. Ft.
Overall Dimensions 32' x 18'
Approximately 8,000 Cubic Feet

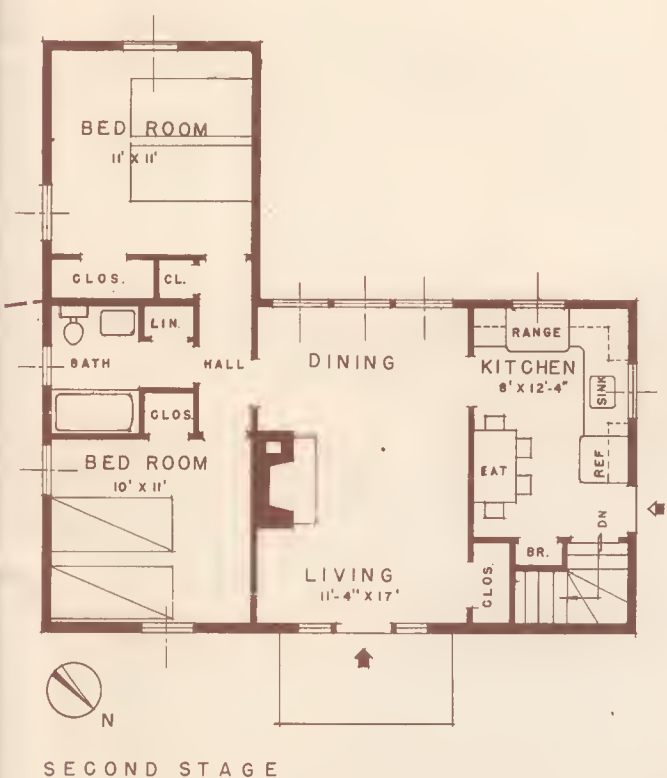
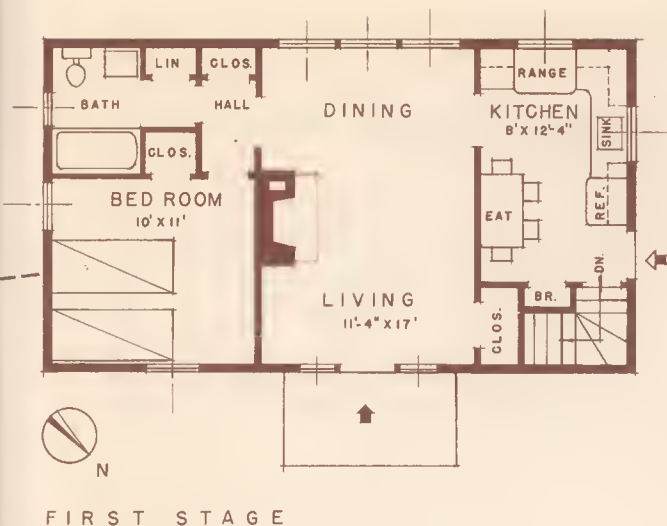
SECOND STAGE SIZE:

Floor Area 720 Sq. Ft.
Overall Dimensions 32' x 32'
Approximately 10,000 Cubic Feet

THIRD STAGE SIZE:

Floor Area 720 Sq. Ft.
Overall Dimensions 32' x 51'
Approximately 12,000 Cubic Feet





Design your house for today! Plan it, though, for future expansion as your family needs increase, and as costs become more stabilized. Here is a new development in building—a popular method of trying to make your budget fit into present prices. But building a house such as this takes thought in the blueprint stage; it cannot be planned haphazardly.

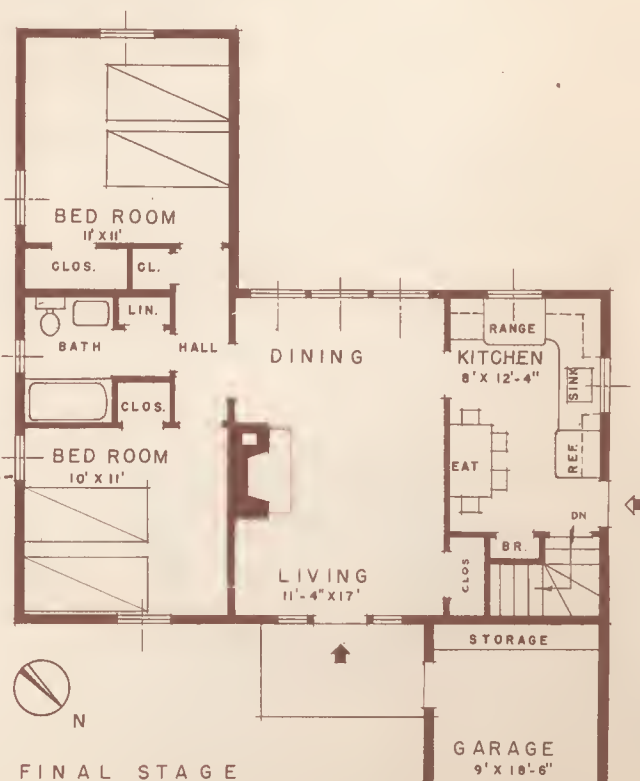
This simple Colonial home was deliberately designed for a narrow plot with wings to be added later, placed at front and rear to form an interesting Z-shaped home.

In its initial stage it is a one-bedroom house with a full basement. By placing the living-dining room in the center of the house, the sleeping and service areas are completely separated for privacy.

In the second stage, a storage closet becomes a hall-way to the second bedroom which projects from the rear of the house. The bath now serves both bedrooms. The new bedroom has cross ventilation and two closets.

In the next step, a garage is built at the front of the house, backing up against the stairway wall off the kitchen. If the garage is made somewhat longer than necessary, the additional space can be utilized as a storage-wall.

Whether the garage or the extra bedroom comes first, of course, depends on whether the first addition to your family is a car or a baby.



Designed for Expansion:

Cape Cod Coziness

Most two-story homes designed for expansion have an attic which can be finished in the future for upper floor bedrooms. In such houses, all the exterior work must be completed at the initial stage. The money saved, therefore, is less than you might expect.

This traditional three-room cottage is different in that the central portion is complete with an upstairs bedroom and bath from the very first. There is no investment in half-finished unusable living space.

In the second stage, three bedrooms are added in a new wing opposite the porch, and finished as desired, two on the ground floor and one directly above. The first floor storage closet is converted to a bath by installing a bathtub and wash bowl and is connected with the downstairs lavatory already in existence. This new "double room" is now a four fixture bath. Plumbing and sewerage lines connect with outlets already in existence so that no further excavation is necessary. The floor area of the new wing is only 17 feet by 22 feet, yet there are two bedrooms, each with ample closet space. Above the first floor wing is another bedroom which may be entered through the second floor hall

after the small linen closet is converted to a corridor.

In the third stage, a garage is added next to the flagstone paved porch, from which it may be entered in rainy weather.

The size of the rooms in the original unit are purposely made large in the first stage to take care of future additions to the family.

FIRST STAGE SIZE:

Floor Area 625 Sq. Ft. (1st floor)

350 Sq. Ft. (2nd floor)

Overall Dimensions 35' x 25'

Approximately 13,215 Cubic Feet

SECOND STAGE SIZE:

Floor Area 645 Sq. Ft. (1st floor)

455 Sq. Ft. (2nd floor)

Overall Dimensions 33' x 25'

Approximately 21,500 Cubic Feet

FINAL STAGE SIZE:

Floor Area 1,000 Sq. Ft. (1st Floor)

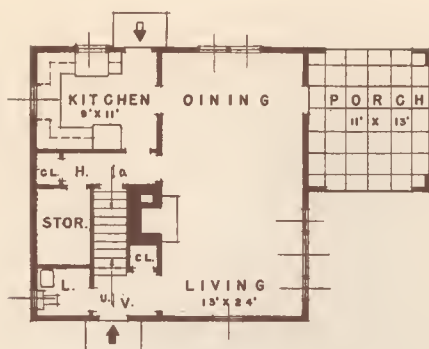
537 Sq. Ft. (2nd Floor)

Overall Dimensions 64' x 32'

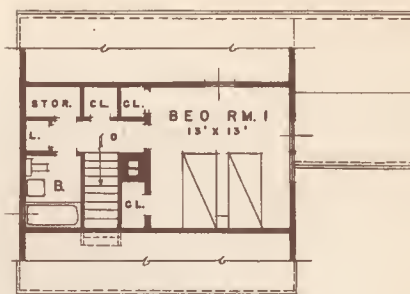
Approximately 23,750 Cubic Feet



 FIRST FLOOR

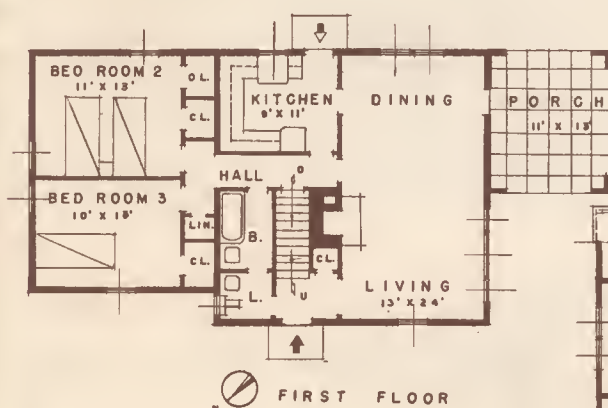


FIRST STAGE

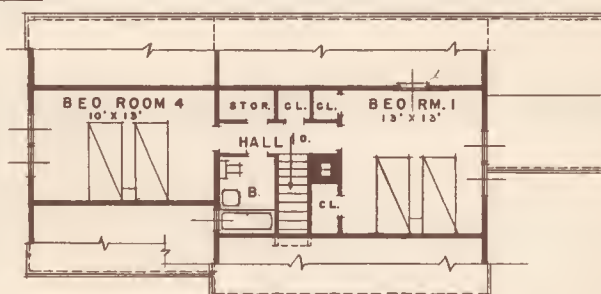


SECOND FLOOR

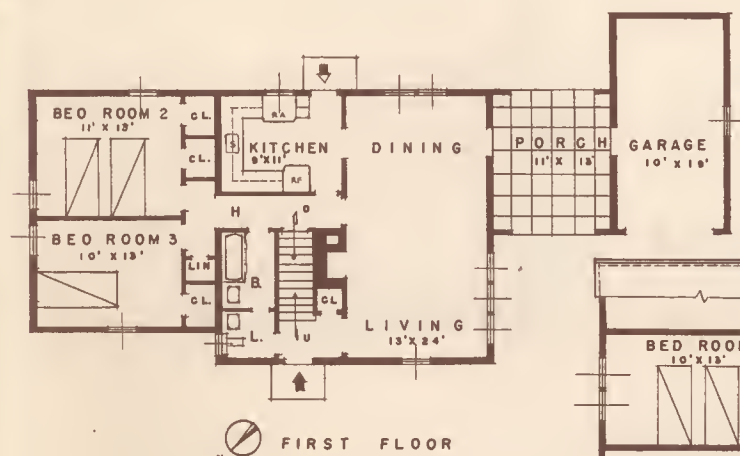
SECOND STAGE



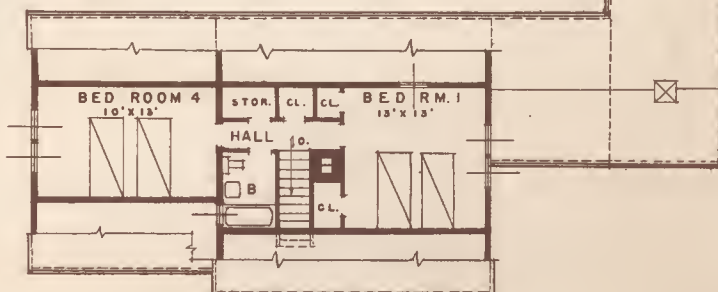
SECOND FLOOR



THIRD STAGE



SECOND FLOOR



HOUSES FOR INCOMES UNDER \$5,000

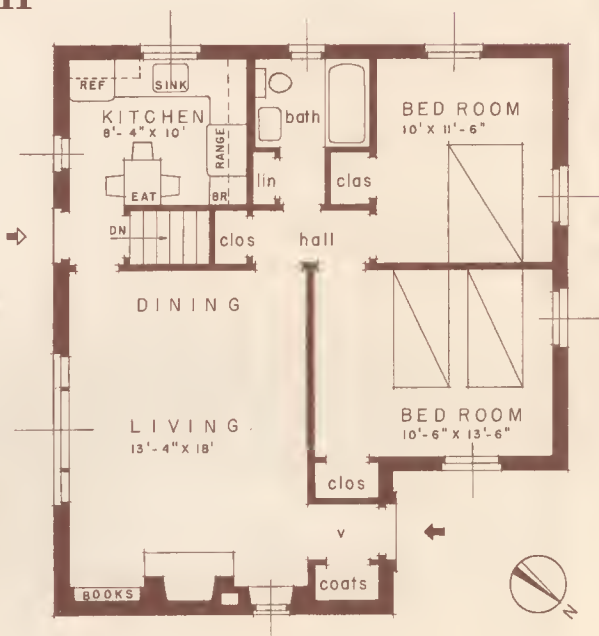


When Your Plot is Small

Not enough land? Here is a house that could fit on a plot only 40 feet wide. Yet the 8-foot projection forming vestibule-entrance to the side of the living room gives this home far more character than is usually expected of a house of minimum size.

Inspired by the lovely little cottages of Kent and Cotswold, the gable end of the bedroom was finished in rough-sawn, dark-stained boards.

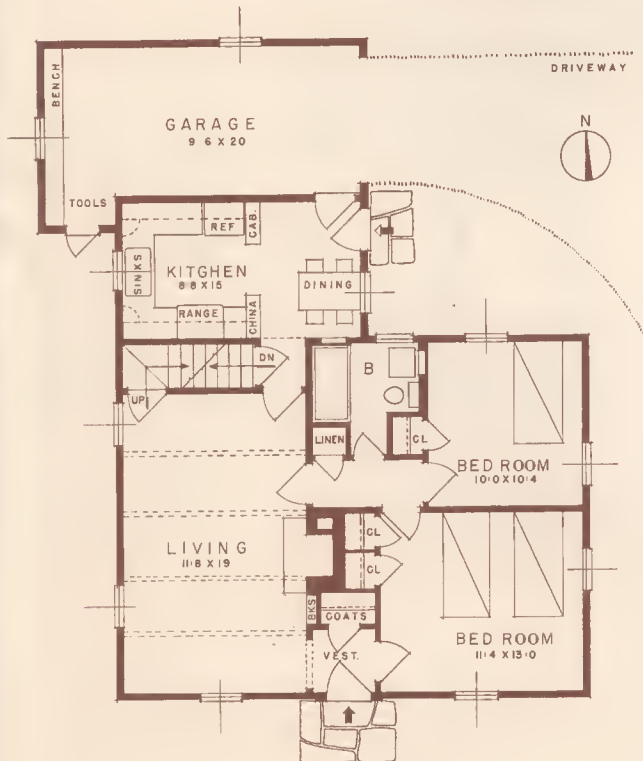
The interior of this house is designed for the fullest economy of space, yet allows for a convenient rear vestibule separating the kitchen from the dining space. The front hall is kept small to permit extra space in the living room. Installation dollars are saved by locating the bathroom directly behind the kitchen so as to utilize the same basic plumbing.



SIZE: Floor Area 790 Sq. Ft.
Overall Dimensions 29' x 32'
Approximately 12,000 Cubic Feet



Bow Roof for Intimate Comfort



Study the plan of this charming home with its graceful bow roof! By placing a modern kitchen-dining unit 15 feet long in the ell at the rear next to the attached garage, it has been possible to provide a more generous living room and a large master bedroom. Thus it is quite different from most of the Cape Cod houses you have seen.

This home was designed to take advantage of a recent development in "plank and beam" construction which makes possible floor to floor measurements of only 8 feet. The planks run across regularly spaced beams, making an attractive beamed ceiling with the exposed planks painted to conform with the cross-beams. The same planks serve both as ceiling and floor, saving a good eighteen inches more than is possible in conventional building methods. Investigate this method when planning an informal, cottage-type home in which plaster ceilings are not essential.

SIZE: Floor Area 835 Sq. Ft.
Overall Dimensions 35' x 42'
Approximately 15,000 Cubic Feet

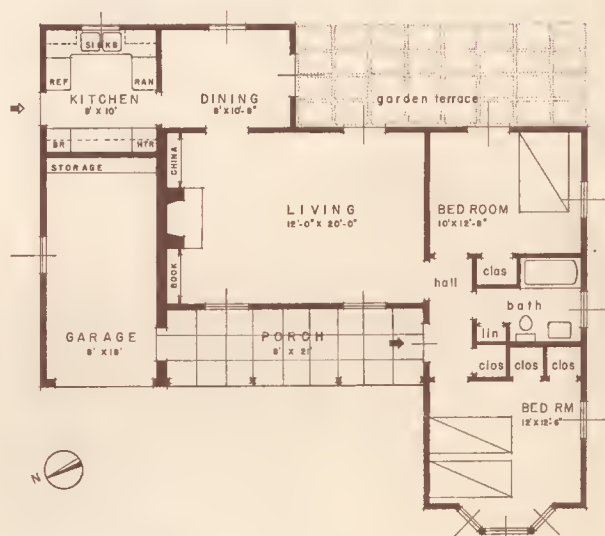


Built for Outdoor Living

For those who live under sunny skies, this interesting house features a large garden terrace which can be used as an extra living room throughout the year.

The sunny master bedroom facing the front boasts a large bay window, adding extra floor space to the room. The bedroom hall off the front porch doubles as an entrance way, thus enabling the bath to serve as a powder room-lavatory.

Since this house was designed for warmer climates no basement was provided. The unit heater is placed in the kitchen. However, a cellar, if desired, may be built with a stairway between the garage and kitchen walls.



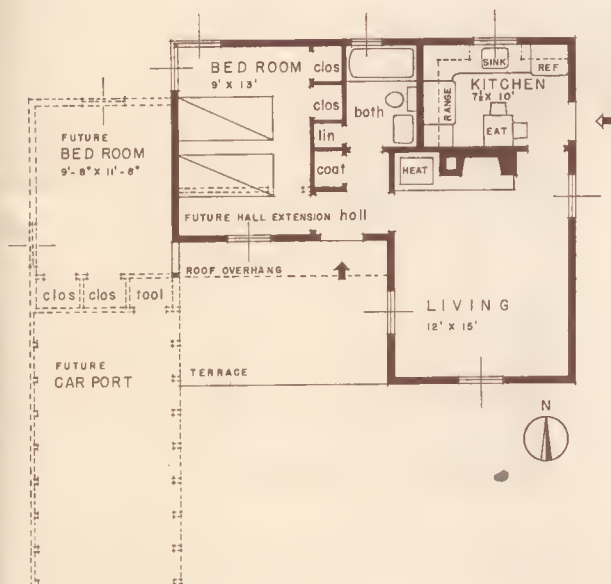
SIZE: Floor Area 935 Sq. Ft.

Overall Dimensions 45' x 42'

Approximately 12,700 Cubic Feet



Space to Grow in



The snug little homes of Sweden inspired this cottage. It was designed with a young couple in mind, and is capable of growing with their family.

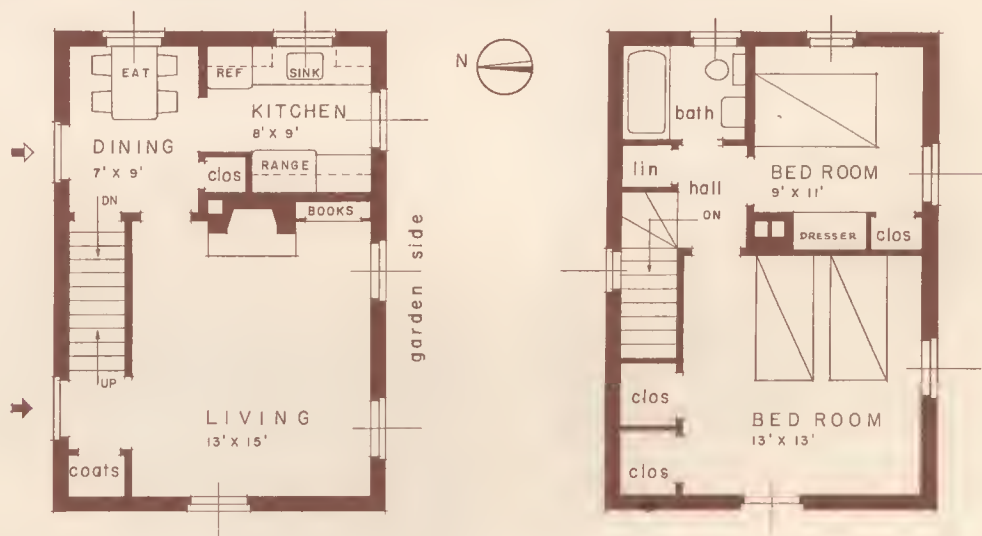
A new wing may easily be built off the bedroom with a shed roof sloping away from the living room. The new bedroom and open carport will then enclose a delightful front terrace garden. When not housing your automobile, the carport, which is open on the garden side, might serve as a sheltered play porch. Because of the flexibility of this plan the living room with its three exposures might be extended to any desired length, depending on family finances.

But just as it stands, this home has many attractive features—such as a corner window in the bedroom, a large fireplace, a paneled front door and four good-sized closets. The vertical wooden siding which forms the outer wall finish may be stained to give the exterior a charming, informal appearance.

SIZE: Floor Area 572 Sq. Ft.
Overall Dimensions 28' x 24'
Approximately 5,742 Cubic Feet



Whitewashed Brick for Character



This two story house has real dignity—unusual in a home so small. A simple Georgian-type home with whitewashed brick veneer, it was designed for a family of three who owned a narrow plot, and was placed end-wise for the best use of the property.

The front entrance does not lead directly into the living room, as is usual in a small house, but is placed between the closet and stairs, creating the illusion of a small foyer.

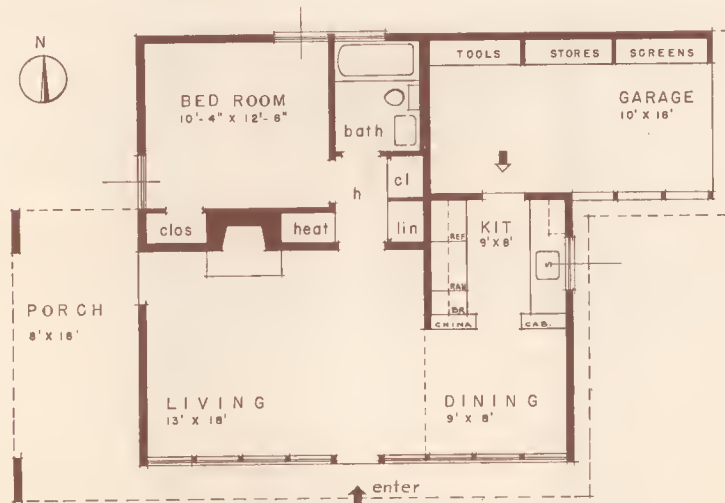
The dining room, opposite the kitchen, can be completely shut off from the living room.

Upstairs each bedroom has two exposures; and there are four large closets.

SIZE: Floor Area 470 Sq. Ft. (1st floor)
470 Sq. Ft. (2nd floor)
Overall Dimensions 18' x 26'
Approximately 12,000 Cubic Feet



Open for Sunlight



The ultimate in a small modern house designed for a California climate is this solar home with one entire wall made of glass.

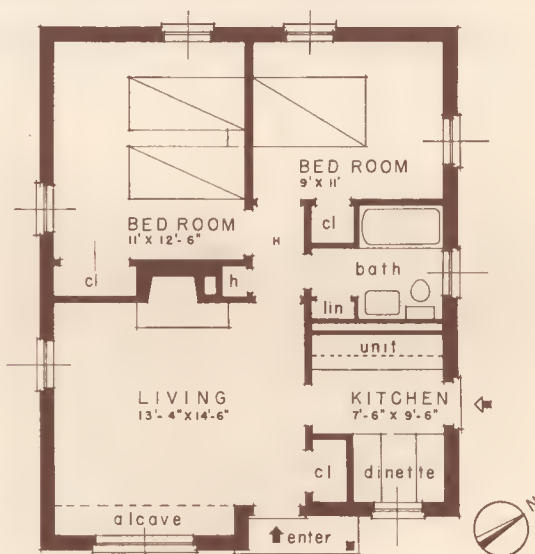
The large living room opens directly on the shaded extension of the porch which, in good weather, becomes part of it. On chilly mornings an efficient heating unit takes the place of a basement furnace, or handwarming may be done at the large wood-burning fireplace.

The bedroom, though compact, has two exposures. There are three closets, and more storage space in the garage wall whose cabinet doors may be locked. There is also a convenient entrance from the kitchen into the garage.

SIZE: Floor Area 647 Sq. Ft.
Overall Dimensions 45' x 27'
Approximately 8,000 Cubic Feet



Picture Window in an Alcove



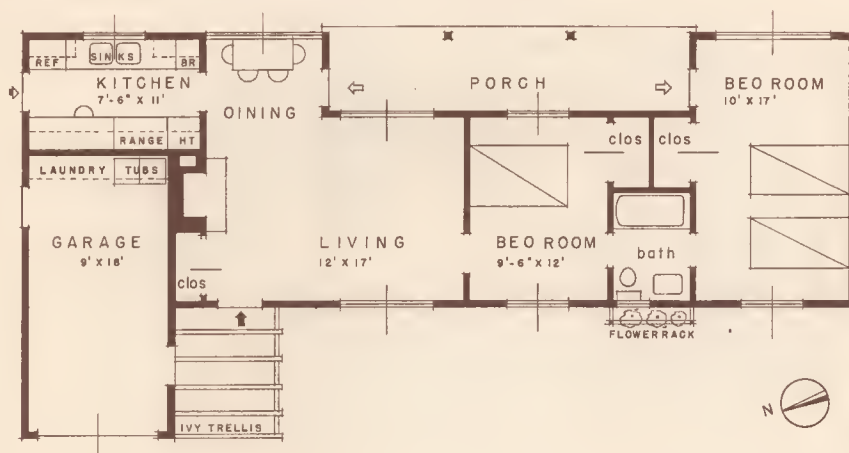
This economically constructed house measuring 24 feet by 28 feet is built of cinder concrete blocks, a new inexpensive, fireproof material which is becoming increasingly popular all over the country. When finished with cement paint, the outside walls contrast pleasingly with dark, vertical wood siding used in the gable ends. The use of the wood siding, incidentally, eliminates the need for expensive lintels over the windows.

In the summer, a 6-foot square window in the living room alcove admits abundant sunshine, while directly opposite the entrance, a wood-burning fireplace provides a cheerful welcome for the winter visitor.

SIZE: Floor Area 700 Sq. Ft.
Overall Dimensions 24' x 30'
Approximately 7,700 Cubic Feet



Hacienda — American Style



This typical American ranch house makes the most of an unobstructed view of a range of mountains to the East.

The master bedroom and dining nook open on the porch. The windows in the living room and smaller bedroom also look out on the porch, and, like the other rooms, face the sunrise.

There is a wood-burning fireplace in the living room for cool weather; in warm weather the whole roof is ventilated by louvered wood sidings in the gable ends.

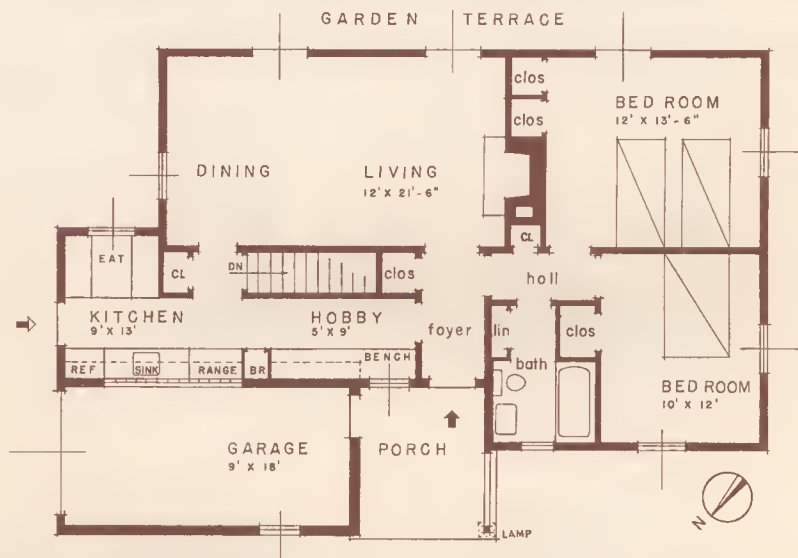
Other attractive features are a garage attached to the house with laundry facilities in the rear. The doors to the garage and living room are both sheltered by an ivy covered trellis which forms a decorative front entrance.

For economy, the house is only 18 feet wide, making possible the use of standard 18-foot beams.

SIZE: Floor Area 825 Sq. Ft.
Overall Dimensions 55' x 26'
Approximately 11,610 Cubic Feet



Live with Your Hobby



Perhaps the most unusual feature of this house is a hobby room between the kitchen and the foyer, almost in the center of the ground floor, proving that the man who wants to tinker about his work bench need not be exiled to the basement or attic. He may work companionably, his wife next to him in the kitchen. Her work is made easier by another unusual feature, glass bricks in the garage wall letting additional daylight

filter through to the sink, range and working surfaces.

The living room and master bedroom look out on an attractive terrace. In front, an antique lamp post lights the entrance to the garage and house.

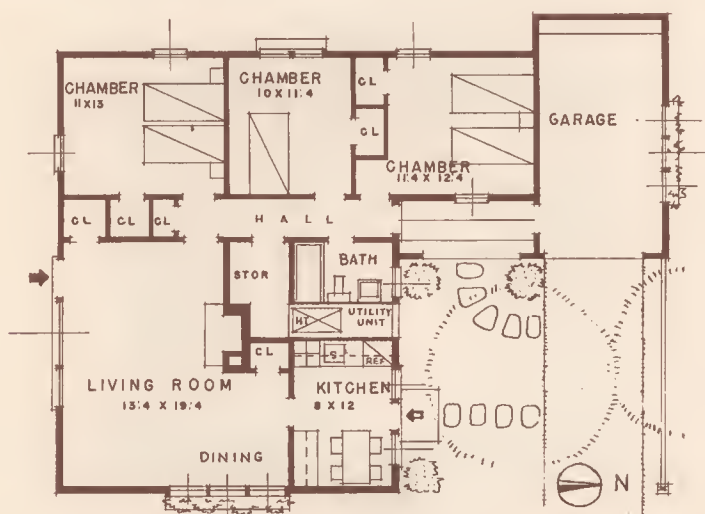
SIZE: Floor Area 950 Sq. Ft.

Overall Dimensions 45' x 31'

Approximately 14,000 Cubic Feet



An Heirloom Home



Because this house has three bedrooms rather than two with a separate dining room, it is possible for a family of five to live in its small quarters without that "doubled-up" feeling. There are, in addition, four closets, and one huge storage room.

The garage, attached to the house, has an entrance into the hall making it possible to pass to any part of the house without entering the living room. The kitchen

is planned so it can open on a lovely sheltered garden.

This house also makes use of the Ingersoll utility unit which economically provides heat, electricity, a complete kitchen and bath; ideal for areas where public utility connections are lacking.

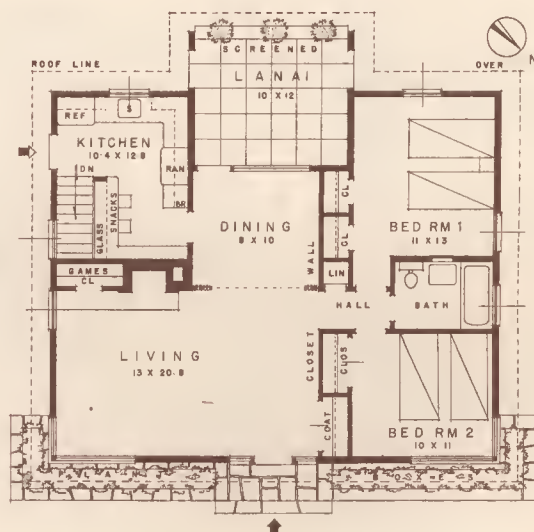
SIZE: Floor Area 1,130 Sq. Ft.

Overall Dimensions 50' x 40'

Approximately 14,600 Cubic Feet



Tropical Luxury on Modest Means



A paved tile porch, the "lanai" of Hawaii, with a view to the rear is the focal point of this inexpensive U-shaped house, designed for a semi-tropical setting. Yet this simple home has features usually found in much more expensive and elaborate houses.

For instance, the closet wall separating the bedrooms from the living and dining room contains five closets, typical of modern architectural trends.

The low hip roof extends over the entire house, protecting the central "lanai" from the heat of the mid-day sun. With two bedrooms, this economical cottage would be an ideal home for a young Californian couple.

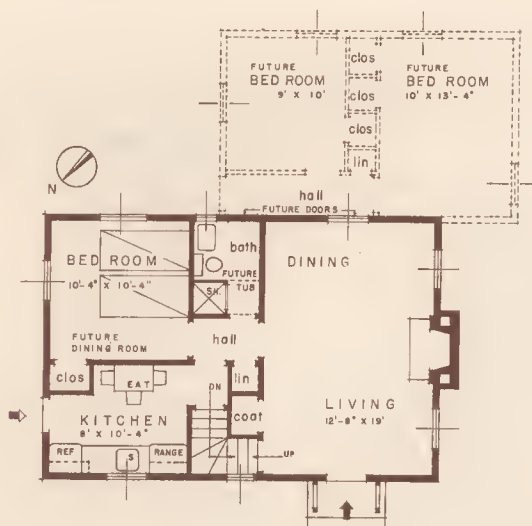
SIZE: Floor Area 715 Sq. Ft.

Overall Dimensions 35' x 34'

Approximately 10,750 Cubic Feet



A Small House with a Future



This simple Cape Cod home with its charming trellised entrance and hurdle fence was recently designed for a young couple. Compact in its original form, this story-and-a-half house has a large living room, a bedroom with two exposures, and dining space in the kitchen.

But, built with an eye to the future, two new bedrooms can easily be added with four closets between them and a good-sized hall, substantially increasing the

living space. At this time, the window in the dining area will become the doorway leading into the hall of the new wing. Another door can be cut into the bathroom from the new hall, making it accessible to the bedrooms on the south.

SIZE: Floor Area 600 Sq. Ft.

Overall Dimensions 30' x 30'

Approximately 9,000 Cubic Feet



Terrace for Living

This gracious Connecticut home with its stained horizontal siding and white trim is designed for those who love gardens, hearth fires, and good books.

The living-dining room opens on a spacious garden terrace running its full length. Large windows and two doorways let abundant light into the room.

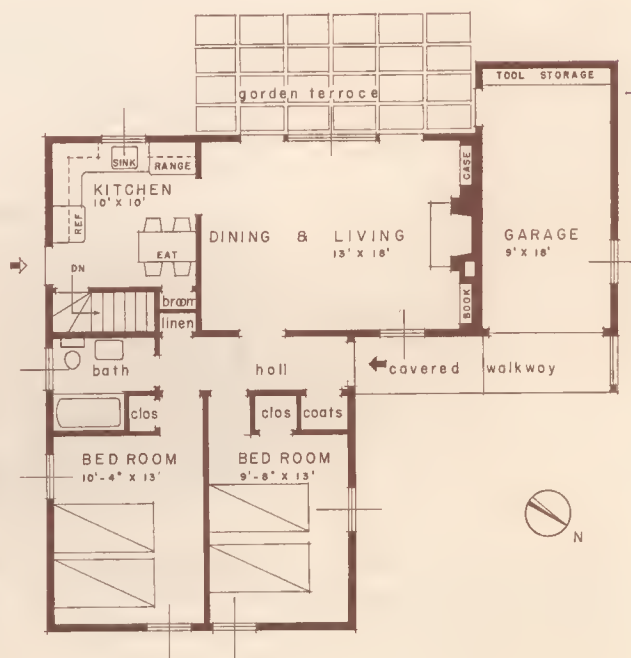
On either side of the fireplace are built-in bookcases from floor to ceiling, lacking only comfortable chairs and lamps to make a cozy fireside reading nook.

A covered walkway runs from the garage to the center hall entrance. This hall separates the sleeping areas from the rest of the house for peace and quiet.

The kitchen, with full cross-ventilation, has space for informal meals. The garage forms an ell, protecting the garden terrace from the northern wind.

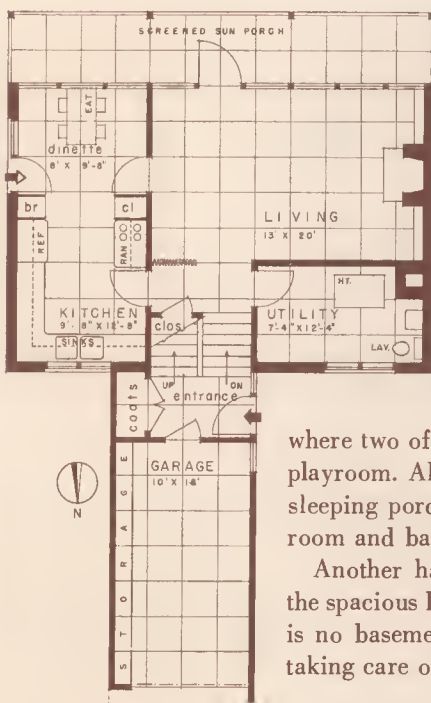
Both bedrooms have double exposures and are convenient to the bathroom from the center hall.

SIZE: Floor Area 825 Sq. Ft.
Overall Area 40' x 39'
Approximately 13,000 Cubic Feet





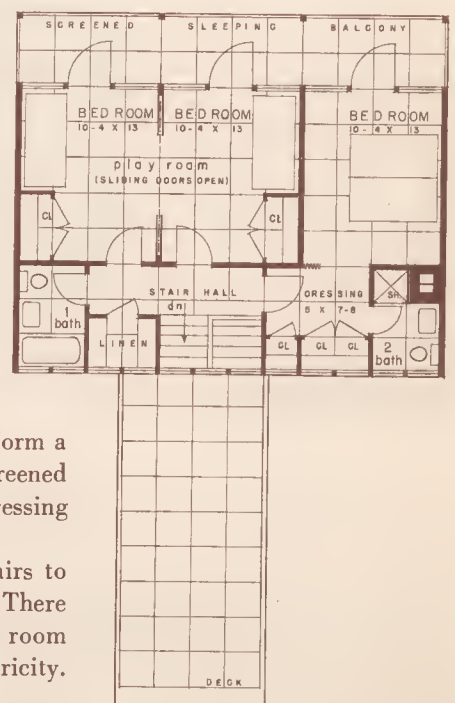
A "Module" House



where two of the three bedrooms open up to form a playroom. All three bedrooms lead to the screened sleeping porch; the master bedroom has a dressing room and bath of its own.

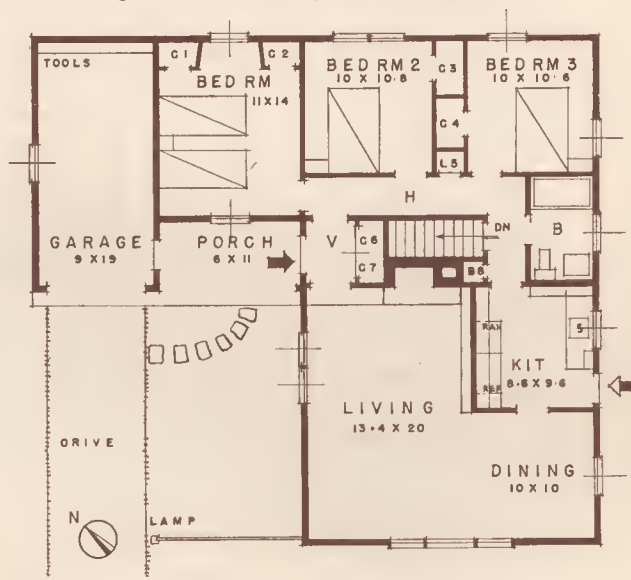
Another half flight of stairs leads downstairs to the spacious living room with its window-wall. There is no basement, the equipment in the utility room taking care of the hot water, heating and electricity.

**SIZE: Floor Area 750 Sq. Ft. (1st floor)
750 Sq. Ft. (2nd floor)
Overall Dimensions 32' x 40'
Approximately 14,800 Cubic Feet**





Picket Fence by Lamp Light



Designed for southern exposure, this modified Cape Cod house is suitable for a family with growing children. The three bedrooms have direct access to the entrance through a front hall, a great convenience for family privacy. The large living room-dining room has an enormous picture window and a cozy fireplace.

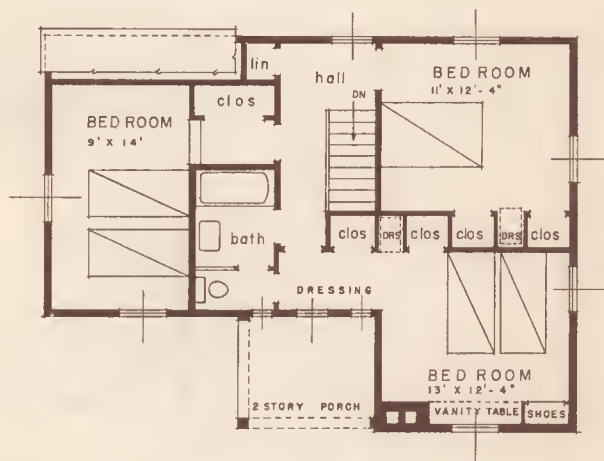
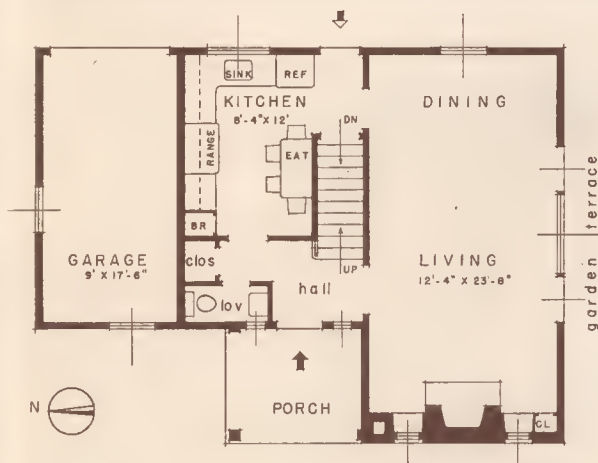
The exterior of this cottage-type house is unusually

attractive with a white picket fence and charming colonial lamp post, which, lighted at night, frames the white exterior in a cheerful, mellow glow.

SIZE: Floor Area 1,090 Sq. Ft.
Overall Dimensions 40' x 45'
Approximately 15,000 Cubic Feet



Southern Dignity and Charm



A rather more spacious house than many of the foregoing, this dignified home has three large bedrooms, all with cross ventilation. A modern built-in closet wall separates the two principal bedrooms. This wall has rows of built-in drawers adding to convenience and comfort.

The second floor bathroom is divided into two small rooms by a louvered glass screen wall and door which enable it to be used by two persons at the same time.

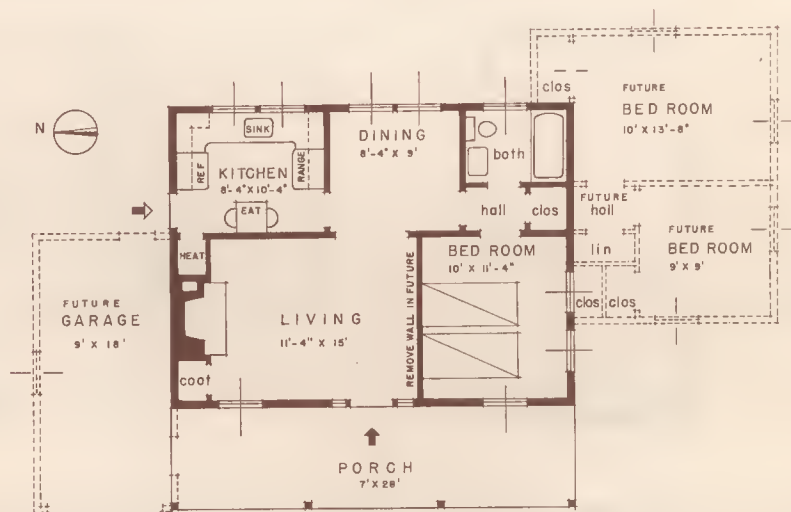
Downstairs, the front entry is located under a two-

story piazza, the garage wing integrated with the house. Adequate space for eating is included in three places; the rear of the living room area, outdoors on the back terrace (reached by the French doors from the living room), and in the ell-shaped kitchen as well.

SIZE: Floor Area 555 Sq. Ft. (1st floor)
685 Sq. Ft. (2nd floor)
Overall Dimensions 35' x 26'
Approximately 18,000 Cubic Feet



Old-Fashioned Front Porch



For those who love the traditional front porch, no more attractive home can be desired than this quiet Dutch Colonial. Its picturesque shingled roof curves gently and the white siding gives it an old-country touch. This is the kind of home "George Washington slept in" in the Hudson River Valley.

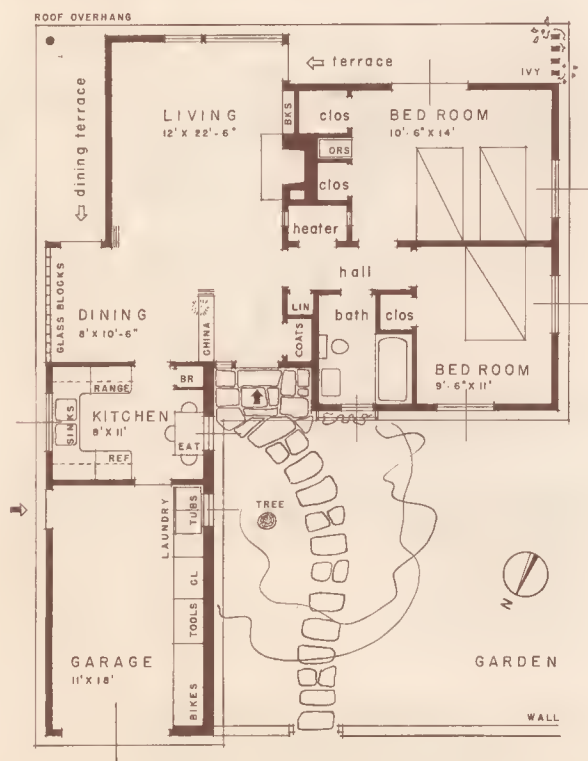
If in the future more space is desired, two bedrooms and four closets may be easily added, using the present hall between the bath and bedroom as a doorway. By

removing the north wall of the present bedroom a 25-foot living room may be obtained. However, the bedroom may be left as it is for a study, or guest room. There is also provision for a garage which will open on the porch for shelter.

SIZE: Floor Area 848 Sq. Ft.
Overall Dimensions 28' x 28'
Approximately 8,000 Cubic Feet



How to Save a Tree



This house was literally designed to save a beautiful tree. The evergreen, which the owner did not want cut down, still graces the front yard and shades the house and lawn, because the house itself was built around it. A stone wall frames the courtyard, the tree and the flagstone walk which leads up to the main entrance.

Inside, the dining alcove features one entire wall of glass brick, and a built-in china closet to separate it from the front entrance.

There are two terraces, one off the living room, the other off the master bedroom. In the kitchen, two windows give cross ventilation, one providing a lovely view of the garden from the breakfast nook.

Both bedrooms have double exposures, one facing the walled-in garden court, the other, an ivy-colored rear terrace.

A built-in book shelf is placed conveniently by the living room fireplace.

The garage, which forms an ell sheltering the front lawn, has room enough for both tools and laundry equipment.

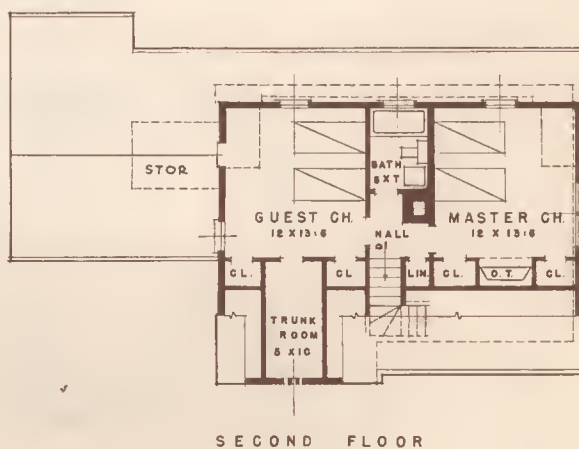
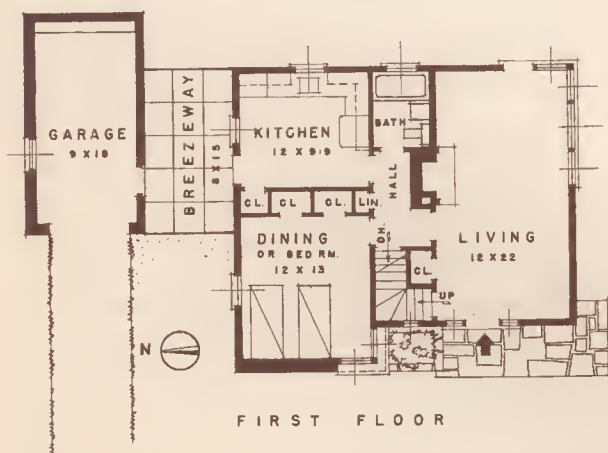
SIZE: Floor Area 880 Sq. Ft.

Overall Dimensions 36' x 49'

Approximately 12,500 Cubic Feet



Built for Two



The owner of this house was handy with tools, and therefore the basement boasts of a dark room for photography. He also finished the portion under the living room as a rumpus room with an outside cellar stair. The second floor is still unfinished.

The downstairs bath is centrally located and convenient to the kitchen, living room, and bedroom. The bedroom will become a dining room when the second floor is finished.

The exterior of this story-and-a-half home is made

of fieldstone from an old wall on the property and contrasts with the dark, stained vertical siding in the gable ends.

A large corner window in the present living-dining room provides a modern touch.

SIZE: Floor Area 770 Sq. Ft. (1st floor)

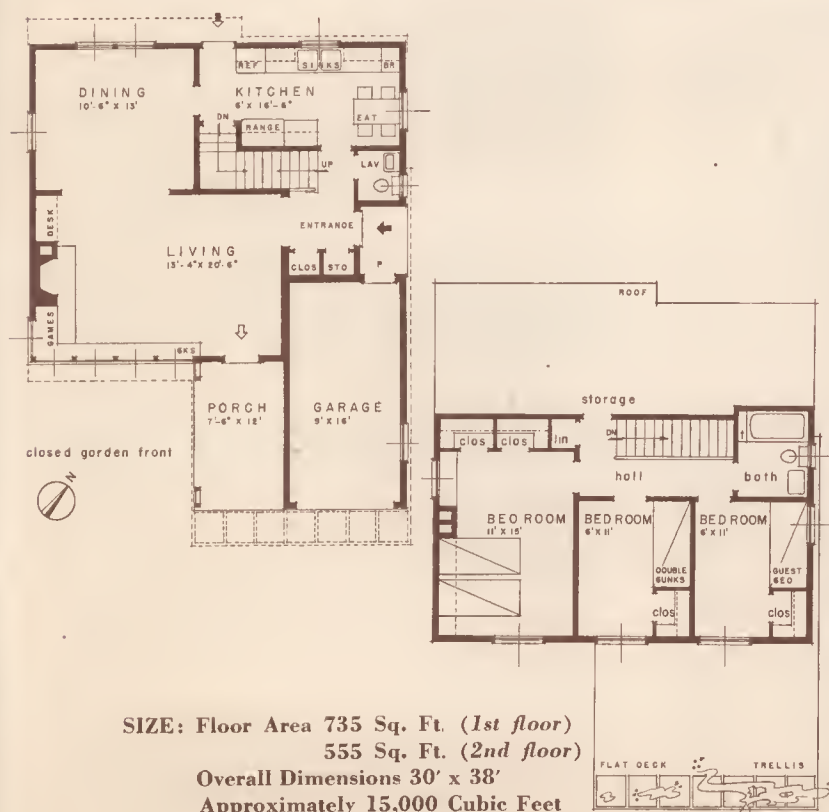
400 Sq. Ft. (2nd floor)

Overall Dimensions 50' x 33'

Approximately 18,000 Cubic Feet



“Infants Accommodated”



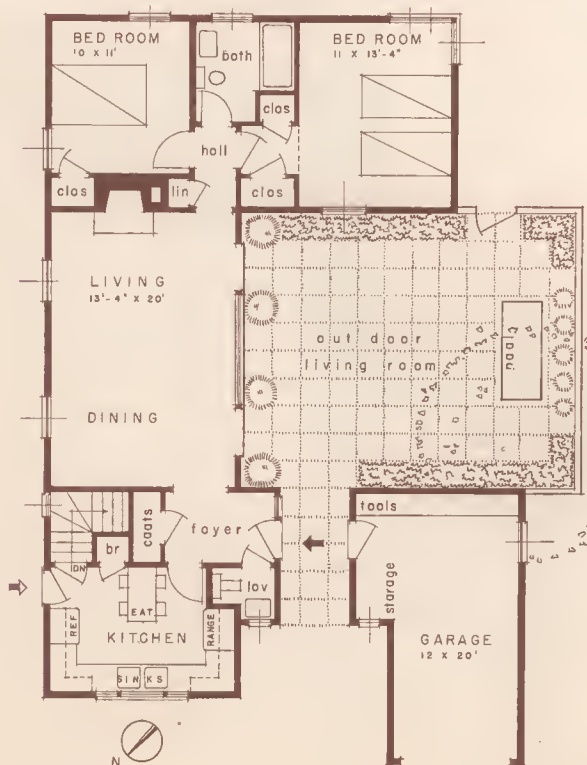
This clean, modern adaptation of the Connecticut Salt Box has more than just “a room for the baby.” It features a play porch with a southern exposure just off the living room where mother can keep an eye on things and still entertain. No more running upstairs to the nursery! Besides, there is a built-in game and toy cabinet next to the fireplace, directly under the large corner window. Another built-in bookcase which can also take care of surplus toys runs along the south wall. There is a convenient downstairs lavatory off the entrance hall.

Upstairs are three bedrooms, a bath and five closets, where five, and possibly six, persons can sleep in comfort.

One of the chief blessings is a huge space for storage off the bedrooms directly over the kitchen and dining room which can contain trunks, baby carriages, and almost any object ordinarily stored in a basement.



Privacy in Your Patio



The focal point of this one-story house is the patio, pictured from the south and rear, rather than from the front. The entire south wall of the living-dining room is of glass, integrating indoor and outdoor life. The covered breezeway which separates the garage from the foyer makes the entrance private.

The patio itself, about twice the size of the living room, is sheltered on three sides by the house and garage, and walled on the fourth. A rectangular pool was sunk into the flagstones opposite the living room, an unusual architectural touch.

The kitchen is toward the front of the house and has ample space for informal dining. Working surfaces receive abundant light from the window over the sink.

An exceptionally large coat closet in the foyer and a downstairs lavatory are other features which are unusual in a comparatively small home.

The two bedrooms have double exposures and, with a bath between at the south of the house, form a private wing.

SIZE: Floor Area 1,040 Sq. Ft.

Overall Dimensions 35' x 55'

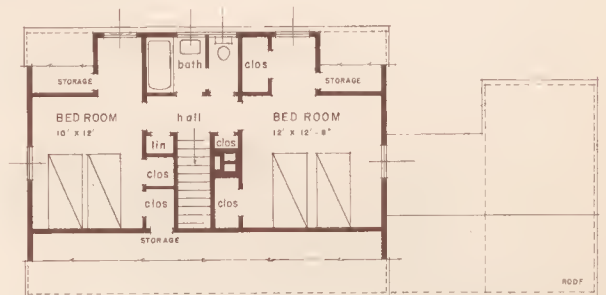
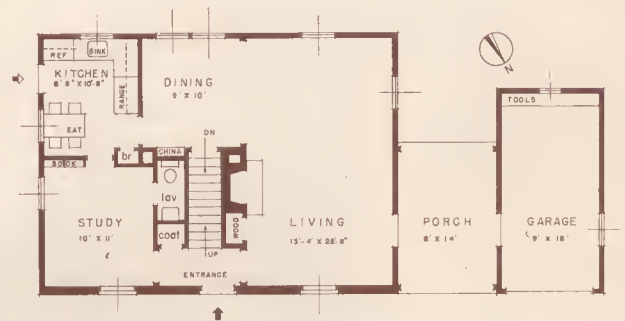
Approximately 17,000 Cubic Feet



Storage Space Galore

Here is a home which preserves the quaintness of a colonial exterior combined with the utilitarian directness of a modern interior. Outside, white horizontal siding, a shingled roof and an old-fashioned carriage lamp near the door, place it in "once upon a time." But inside, a large living-dining room with a wood-burning fireplace and three exposures make it the perfect setting for the simple lines of modern furniture. The study, on the other side of the foyer, has two exposures, built-in bookcases, a coat closet and lavatory. The kitchen has excellent ventilation, and there is room for dining at the breakfast bar.

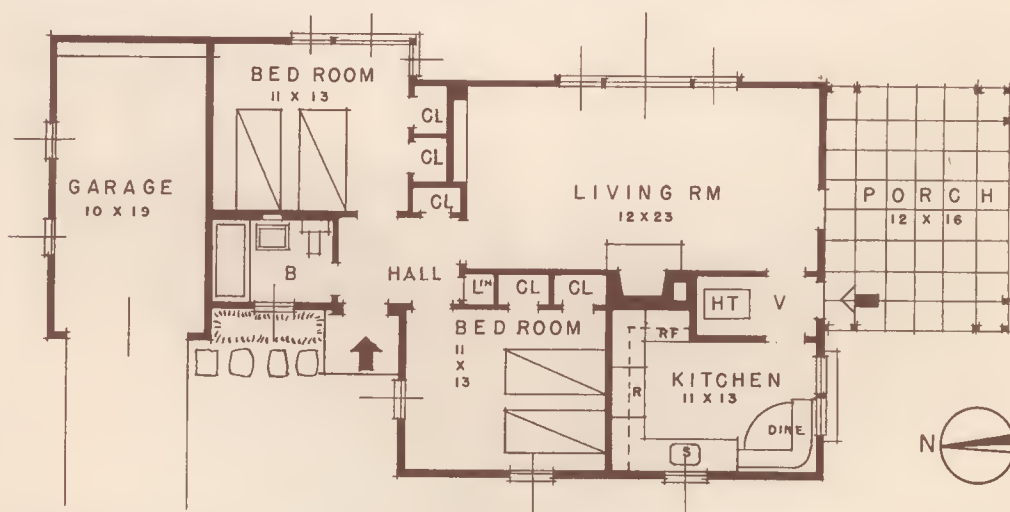
A bathroom at the head of the stairs is equally accessible from the bedrooms at either side across the hall. The upper floors not only have six closets, but an enormous amount of storage space under the sloping roof.



SIZE: Floor Area 790 Sq. Ft. (1st floor)
565 Sq. Ft. (2nd floor)
Overall Dimensions 24' x 52'
Approximately 17,800 Cubic Feet



A Dream Cottage for Honeymooners



Despite its size, this cottage can accommodate guests (when they're wanted) and has a kitchen large enough for a bride to experiment in. A heating unit off the kitchen makes expensive excavation unnecessary.

A lovely porch for warm weather dining opens off the living room, its white columns adding a slightly formal touch. A corner window in one bedroom and a large picture window in the living room give a wonderful view of the garden.

There are six closets, including a coat closet for guests. A fireplace, opposite the large living room window, provides this snug home with a note of coziness and good cheer.

SIZE: Floor Area 1,155 Sq. Ft.
Overall Dimensions 64' x 29'
Approximately 16,750 Cubic Feet

A CONFERENCE

WITH YOUR ARCHITECT

You: The two of us have been planning since before the war to build a small home of our own, the kind of a place that some folks call a "dream house," incorporating all the features we have always wanted. We now think we can build in the near future. But we are calling on you at an early stage before we make any important decisions.

Architect: I suppose you haven't bought the plot on which you intend to build. You were quite right in coming to an architect before you buy. After you once own your lot, you have committed yourself in many respects to the kind of house you will have. For one thing, you undoubtedly have a definite budget that must be followed. The price of your land will determine how much you have left to spend.

You: How much can we afford to pay for our plot?

Architect: It depends on the type of house you want, whether modest or expensive. Experience shows us that in building a small house, such as you have indicated, you can afford to spend about 10 per cent of your total funds on your lot. For instance, if your building budget is \$5,000, you should allot about \$500 of this to your land. If your budget were around \$20,000, you would be able to spend \$3,000, or as much as 15 per cent. With an increase in your budget you can afford a larger proportion for grounds.

You: With this in mind, we can hunt for our property on an intelligent basis. But aren't other factors, such as neighborhood, also important?

Architect: Yes, indeed. The neighborhood is only one of many considerations. Before you buy, make sure that your neighborhood is not deteriorating. Don't

locate your home too close to an airfield, a super highway, railroad, or factory, if you want peace, quiet, and cleanliness.

You: Some of our friends want to build in rural districts. Aren't there special problems involved in such a plan?

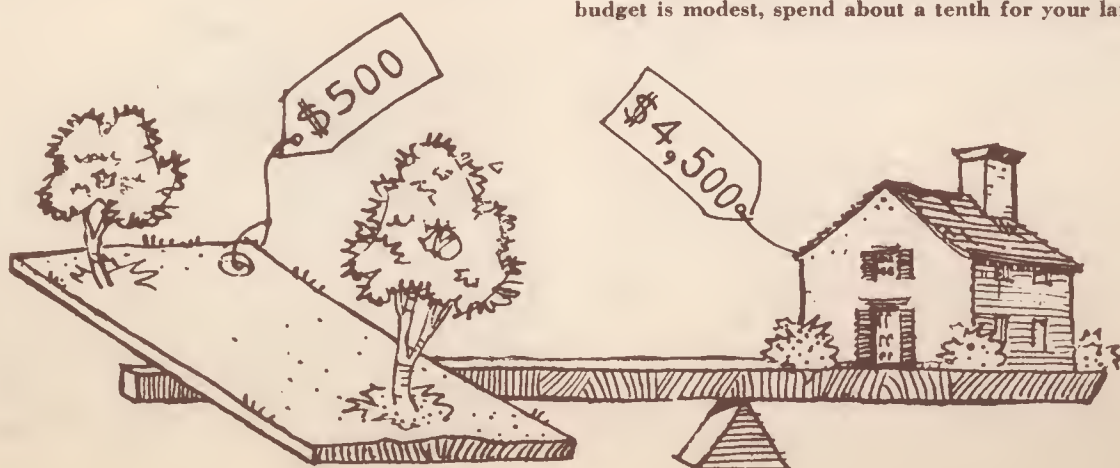
Building in the Country

Architect: Yes. One of the most important is transportation. If you are isolated from trains or bus lines, you will certainly need a car, which will add to your day-to-day expenses. Also, sewerage, gas, electricity, and water may be costly if you have to install or extend these utilities "on your own." If you have no water, you may have to drive an artesian well, which would cost you up to \$1,000. No divining rod has yet been invented which can determine this expense in advance. Then, there is the problem of snow. You may be really isolated if your roads are completely covered for days at a time. And don't forget to think of your own driveway in this connection. The shoveling may have to be done by you, and you may find yourself getting up at five in the morning in order to be at the office by nine.

I don't have to tell you, though, that living in the country has its compensations. A sense of freedom, a feeling of getting away from the noise and grime of city life—these are considerations which may make country dwelling ideal for you.

There are, of course, other things to look for in buying any plot. If you have children, or expect to have them, how close is your land to the nearest school?

Keep your balance when you buy your property. If your budget is modest, spend about a tenth for your land.



Remember that an impressive school building a few blocks away may not be in the same school district as your home. Also, consider the proximity of doctors, churches, and shopping districts before you buy.

You: Now tell us something about the site itself.

Architect: I can tell you of a few things to watch out for before you decide on your location. First of all, your site should be fairly level. Although a house can be built on a hillside, it is best to select land that has not more than a gentle slope, if possible, somewhat elevated from the road for drainage purposes. Avoid property which would require expensive steps and retaining walls. A few trees for shade are important, but not a "must." You can always plant. See that all your trees are not at the center of your property. Otherwise they may have to be cut down to make room for your home. If you decide to build a house with a cellar, make sure that your property has no ledge rock or large boulders. Rock excavation is expensive and can wreck many a building budget.

You: Now that you have told us what to look for in buying property, tell us something about planning our house.

Consider Your Family's Needs

Architect: First of all, you must decide on what kind of a home you want. You may not have a clear mental picture right now, but you can get a good start by recalling the houses of your friends. Jot down the features you liked best. Look through books and magazines showing plans and sketches, clipping generously. Then come in with the material you have collected and we can have another talk. Your next decision should be about the size of your house. Limiting factors will be your needs and your budget. An average family can afford to spend two to three times its annual income for a home. Remember this. Speaking of size, you might be interested in what the F.H.A. considers desirable dimensions for each room in your home:

Living room without eating space	12' x 18'
Living room with eating space	12' x 26'
Dining room	12' x 14'
Kitchen	7' 4" x 10'
Master bedroom	12' x 14'
Second bedroom	12' x 10'

With a slim budget, it is usually best to keep bedrooms small, and eliminate the separate dining room so that your living room can be large enough to entertain in.

You: In putting up a small house it may be helpful for us to know how our money is to be spent.

Architect: I have figures available right here. In building a small frame house, about 25 per cent of your budget, the largest proportion, will be spent on plumbing, heating equipment, and electrical work. About 17 per cent will be used for structure, that is, stud walls, floors, and wood framing. Another 18 per cent will be spent on masonry, including such items as excavation, foundation, chimney, and fireplace. Then 12 per cent will go toward the exterior finish of your roof and walls, with 15 per cent for the interior finish. Windows, doors, and hardware will absorb the remaining 13 per cent. From this you can see that no one class of items absorbs a large proportion of your building budget. These figures show you can only economize by carefully watching the many items that go into your home. No single item consumes a large enough percentage of your budget to effect a substantial saving in the overall cost.

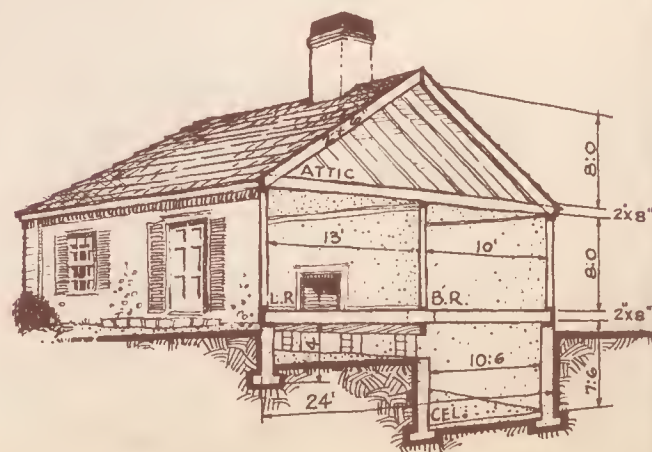
You: What are some of the newer trends in residential building?

Architect: Well, there is a trend toward homes especially designed for expansion. This is due to the fact that building costs are now high and that perhaps economies can be effected by adding additional rooms in the future when prices are lower. A typical house of this kind is the Cape Cod story-and-a-half cottage. Notice in these two sketches that by merely increasing the pitch of the roof, extra space is available in the attic for a large-sized bedroom. A dormer window for a bathroom can be added at the rear if desired. Yet the house is still low in appearance, the eave line just above the first floor windows. Of course, adequate insulation of the roof and the use of an attic ventilating fan are advisable.

You: What other broad trends do you consider most significant?

Architect: In general, the idea is of treating house and property as a single unit. Outdoor living has be-

The typical Cape Cod house in the sketch below has an attic which can be used for little else but storage.



come important in our life today, and all newer homes take this factor into account. Notice how many modern houses turn their face toward a back terrace which can be used as an outdoor living room, for dining, or for a safer play area for children. Larger windows are a further evidence of this trend. With a small lot, however, it requires great ingenuity for the architect to make the best use of both property and house.

You: There have been some recent innovations in room planning, too. Can you tell us about some of them?

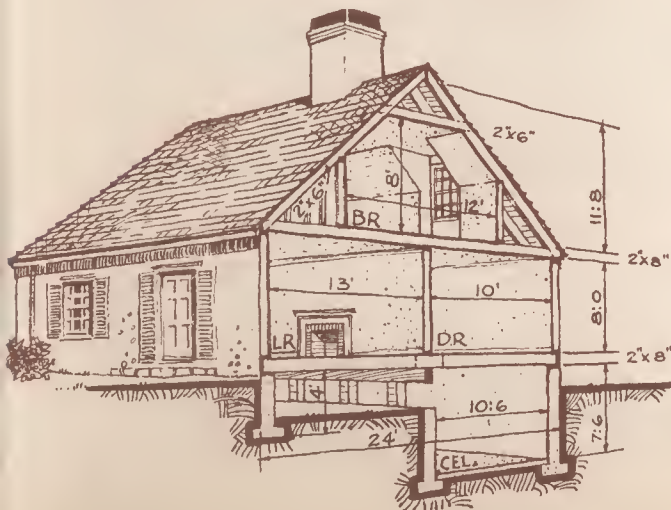
Hints for Room Planning

Architect: I'm glad you asked about that. One of the most important we have just touched on—the living room made to seem even larger by opening on the terrace. Architects today regard a house as a series of space areas—for work, for play, and for sleep, rather than as a connected group of rooms, each isolated in purpose. A living room for play, as large as your budget will allow is desirable, almost essential for modern family life. Sometimes, to increase its apparent size, we add a dining alcove, usually overlooking the garden. This takes the place of a separate dining room which is so often typical of older houses.

Don't feel, though, that you have to abandon privacy in modern architecture. For "getting away from the family" a downstairs "all-purpose" room is becoming more popular. This room, usually located near a downstairs lavatory, can be used as a study, hobby room, or game room. Fitted with a studio couch, it can serve in an emergency as a guest room, or even as a full-time bedroom.

I recently designed a house with a small room of just this type which is now being used by the children of the owner as a homework hideaway. Later, it will be a cheerful maid's bedroom. We spoke a moment ago of a trend toward eliminating the dining room. Yet, for a

By merely increasing the pitch of the roof, see how you can add extra rooms at very little additional cost.



family which entertains a great deal, a dining room is sometimes necessary. With one of the beautiful new tables that expand, the "all-purpose" room can also be used for company dinners.

You: We have been hearing recently about the newer utility rooms. Can you tell us more about this innovation in home planning?

Architect: This room was developed before the war but is becoming steadily more popular. It takes the place of a basement laundry and furnace room. In some homes it is located conveniently near the kitchen on the first floor. Modern types of heating equipment tend to eliminate the need for a substantial basement in most climates, thus effectively saving excavation costs. A first floor utility room is a step saver for the busy housewife, too, with less "climbing" to do. If we combine the utility room with the kitchen, the heater and laundry in a separate alcove, any extra floor space can be used for informal eating. You may expect to find more and more homes designed with ground-floor utility rooms.

You: But does this mean that basements are no longer being built?

Architect: Not necessarily—basements are still customary in northern climates. A basement is useful and valuable, especially if your property has a slope. If this should be the case, you can have full windows and a completely liveable room at the lower portion of the incline, ideal for keeping the children busy on a rainy day.

You: What about the kitchen? My wife is especially interested in this aspect.

Architect: Newer developments reverse the hospital-like white of the pre-war kitchen. The trend today in the smaller, maidless house is to make the kitchen a living area as well as a place for cooking. Kitchens are becoming larger. You may expect to see wider use of color in decorating. Comfortable chairs may be replacing the hard, wooden stools and benches that are now so widely used in breakfast-room alcoves. Because of the servant shortage, housewives are demanding more space for comfortable family eating in the kitchen. More often kitchens are being located at the front of the house so that a housewife, while busy preparing meals, can answer the front doorbell conveniently.

You: And now, can't you tell us something about post-war trends in bedroom planning?

Architect: There are really two interesting developments, somewhat contradictory, but existing side by side. The first stresses the utilitarian bedroom, completely designed for sleeping. Rooms of this type are small, compact, and practical in every respect. In



Not "so peaceful in the country" with
a freight train passing close. Think of noise and smoke when you build.

houses built on a limited budget, you can save "cubage" by limiting the size of the bedrooms. Living areas will then be larger. In the small bedrooms, built-ins which hug the walls and provide ample storage space, are essential to avoid a cluttered appearance.

The second development is the bedroom-sitting room. Here, the sleeping room is treated as a kind of private "all-purpose" room for an individual, with space for a desk, library shelves, and more than one comfortable chair for entertaining. A new luxury-type studio couch can completely transform this bedroom into a sitting room. Use this type of room if there is an older person living with your family. It provides a comfortable place to retire to and also will allow for entertaining friends in privacy.

You: What are architects doing today about storage?

More Space for Storage

Architect: There are more closets, of course. In the traditional house, we try to utilize every nook and cranny, even the irregular areas under the eaves. In addition, built-in drawer and cabinet spaces can often be placed in a wall jog where it would be impractical to locate an old-fashioned closet. "Storage-walls" are often planned and closets are being properly equipped with racks and shelving at convenient heights. Contemporary houses with flat roofs and simple lines require special thought for closets, for there is very little extra space available for storage. The attic, the catch-all of older homes, is usually omitted. Rows of storage cabinets in the garage, however, are often added.

Before I forget, I should also mention some of the new trends in bathrooms. A bathroom is probably more expensive than you think. It can easily cost \$1,000. One

way to economize is to locate your downstairs bathroom next to the kitchen in such a way that the same basic plumbing can be used for both. You can also save if an upstairs bathroom is directly above the downstairs lavatory.

Another development lies in the use of the four fixture bath. This consists of two separate rooms, each accessible from the hall or bedroom, one containing a bath tub and wash basin, and the other a toilet and wash basin. With this arrangement of units, two people can use the bathroom at one time, each with complete privacy. But the four-fixture bath may not solve your problem. Don't expect too much of it. Naturally it is still not quite the equivalent of a second bathroom, yet it costs little more than the ordinary bath.

You: You have given us a great deal of your time, and much to think about before building. The trends you have outlined have interested both of us. Wouldn't you say that the most important emphasis in home planning is toward better use of living space?

Architect: Yes, if by "better" you mean "more efficient" and more "practical." Rising costs make it necessary for all of us to get the greatest use out of every square inch of our homes. Modern houses must be "designed for living" if we are to get the most value out of every dollar we spend. Wasted space means wasted money. In building your home, its cost will depend, to a large extent, on its size. But don't forget for a moment that good planning can increase your usable space for living and give you the most house for your money. A well-planned house, whether traditional or contemporary, is functional in this broad sense of the word. And we architects are trained to help you achieve this functional setting for a fuller existence in your home.

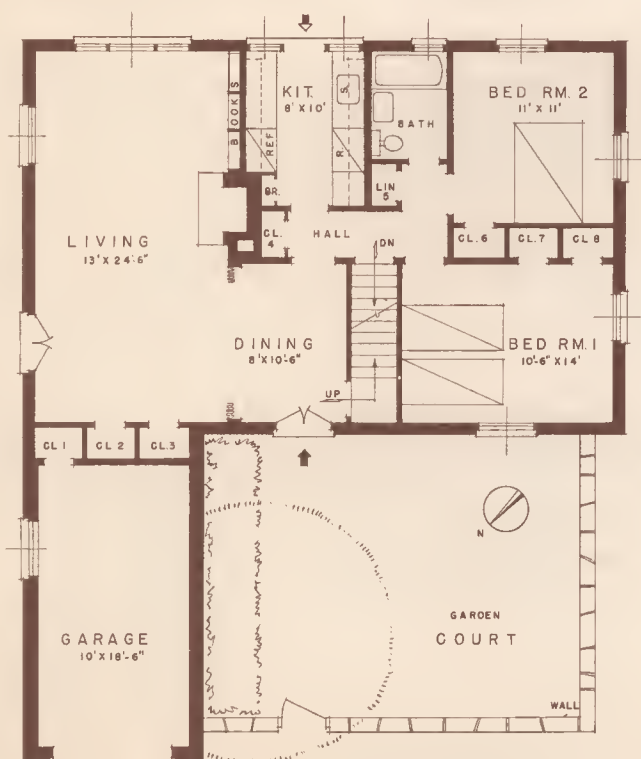
Build your house on high ground rather than in a hollow to simplify your drainage problem in wet weather.



HOUSES FOR INCOMES OF \$5-10,000



French Provincial with a Modern Touch



This brick veneer house, with garage and low stone wall enclosing a front garden, has an unmistakable air of dignity. However, the garage wing and attractive front garden court remove some of the formality usually associated with French architecture.

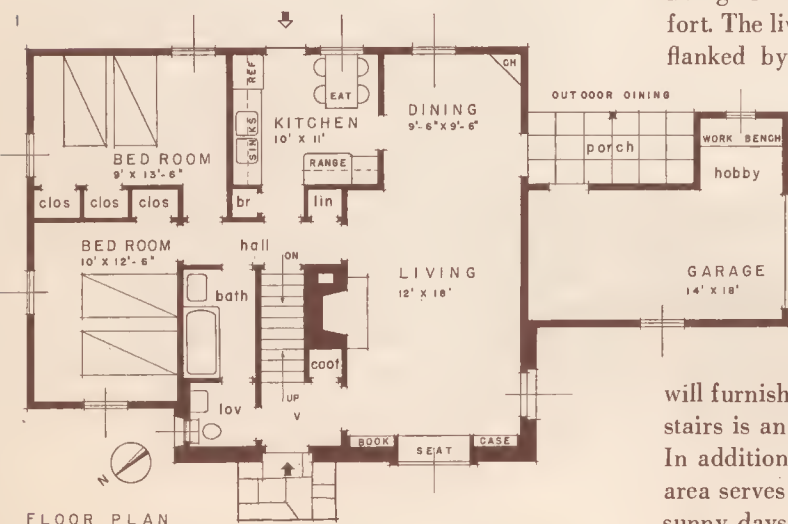
Both the bedrooms and the living room have double exposures, and there are eight closets throughout the house. A stair leads to the attic, which, by the addition of dormer windows, could provide two extra sleeping rooms. On the ground floor an attractive living-dining room has built-in bookcases from floor to ceiling along the fireplace wall. This room, 24 feet in length, and 21 feet wide at its greatest breadth, is ideal for entertaining. Heating and laundry facilities are in a partial cellar, making full excavation unnecessary. Here is a home that speaks of gracious living.

SIZE: Floor Area 1,050 Sq. Ft.
Overall Dimensions 40' x 39'
Approximately 23,000 Cubic Feet



Pennsylvania Dutch Comfort

This whitewashed stone house has an unusual 27-foot living-dining room area for spacious entertaining comfort. The living room features an attractive window seat flanked by bookcases. A well-proportioned fireplace



will furnish cheer through long winter evenings. Downstairs is an example of the new four-fixture bathroom. In addition, the sheltered terrace adjoining the dining area serves as an inviting spot for breakfasts on warm sunny days. A pleasant playtime feature of this house is the hobby-workshop space set aside within the garage.

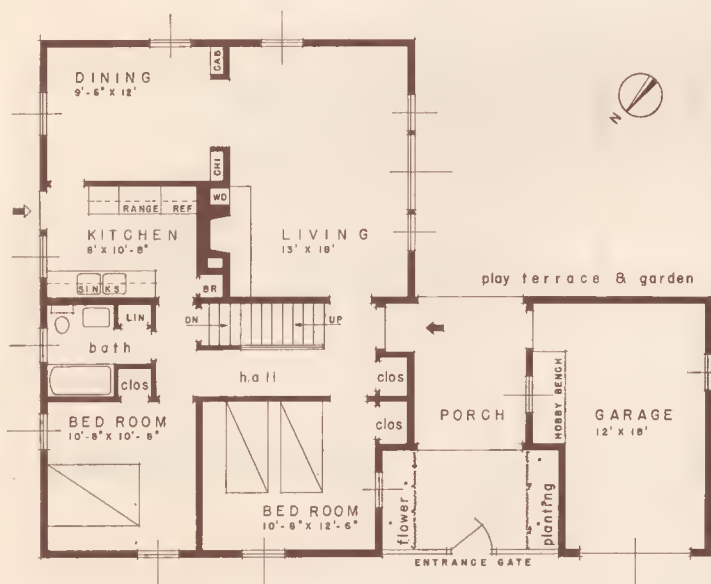
SIZE: Floor Area 975 Sq. Ft.

Overall Dimensions 29' x 53'

Approximately 18,900 Cubic Feet



Nantucket Charm



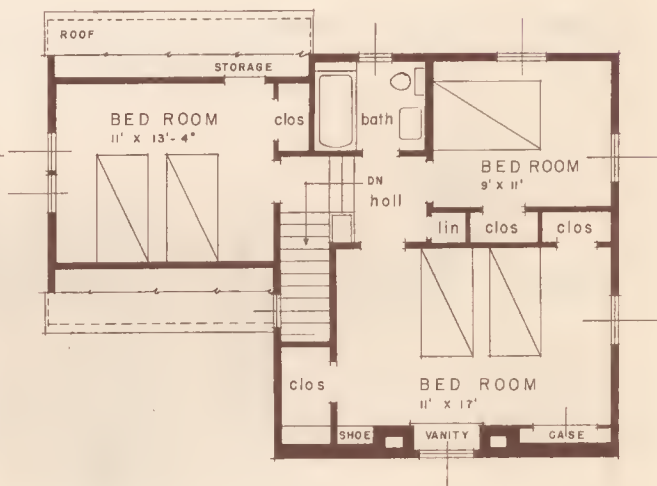
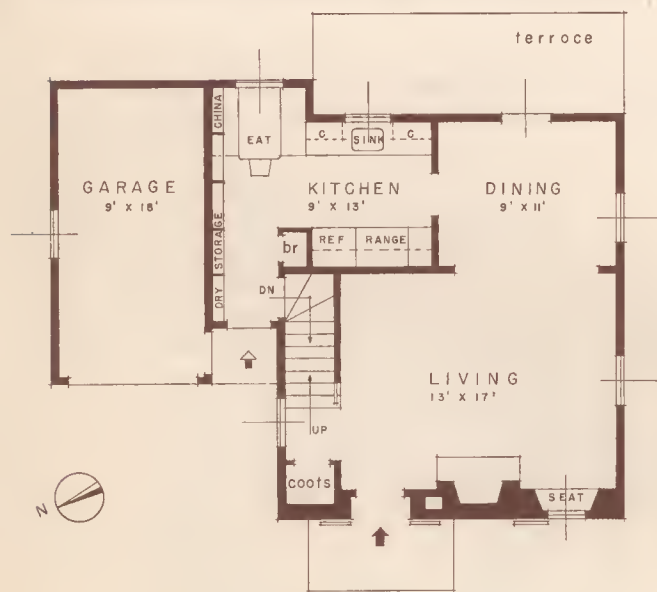
This old-fashioned Cape Cod house, like so many homes in Nantucket, has been turned endwise to the road with a short "streetside" garage entrance. This results in a much larger secluded rear garden than would otherwise be possible. The first floor can be finished at once. In the future when your needs demand and finances permit, there is space for two bedrooms upstairs. The porch and garage could also be built later without detracting from the essential character of this charming home. Inside, on the south wall of the living room, there is a large picture window which looks out on a sheltered rose garden.

The hall leading from the front entrance completely separates the two ground floor bedrooms from the remainder of the house. The kitchen also has direct access to the hall so that the front door can be answered without disturbing guests in the living room. And the whole is enhanced by the delightful small picket fence at the front.

SIZE: Floor Area 980 Sq. Ft.
Overall Dimensions 48' x 37'
Approximately 20,800 Cubic Feet



With Built-in Closets



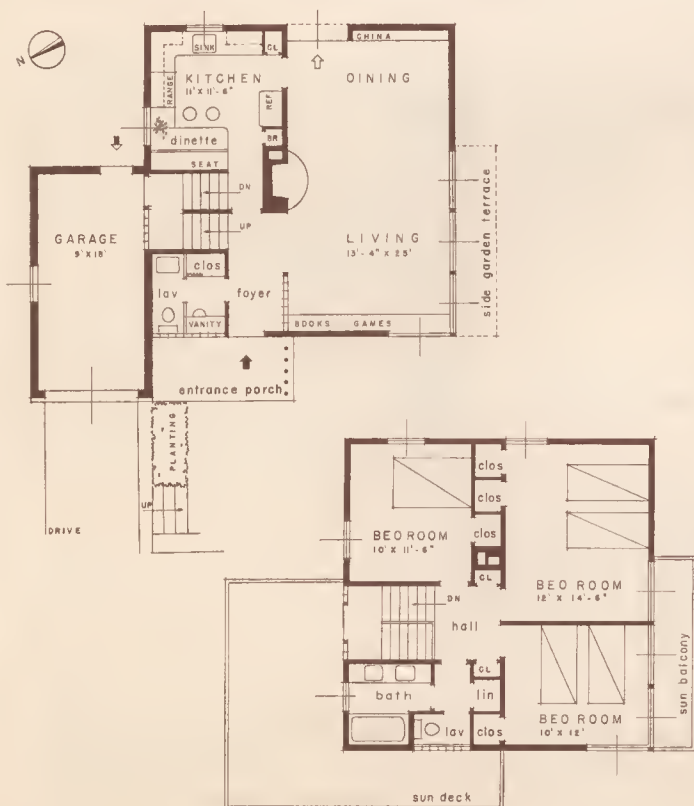
This three bedroom house first appears to be built along conventional lines, but there are extra features which make it unusually attractive. A side door from the garage leads to a practical kitchen entrance. The space leading from this entrance to the kitchen contains a 15-foot storage wall. In addition, there is a storage

room adjoining the bedroom built over the garage. And note the front bedroom with its built-in furniture.

SIZE: Floor Area 590 Sq. Ft. (1st floor)
690 Sq. Ft. (2nd floor)
Overall Dimensions 35' x 27'
Approximately 19,500 Cubic Feet



Modern Spells Comfort

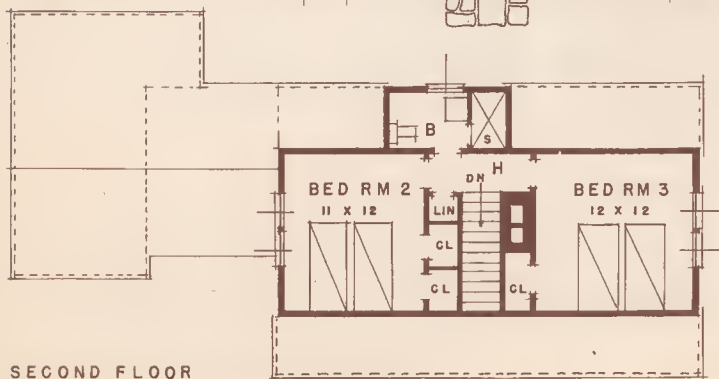
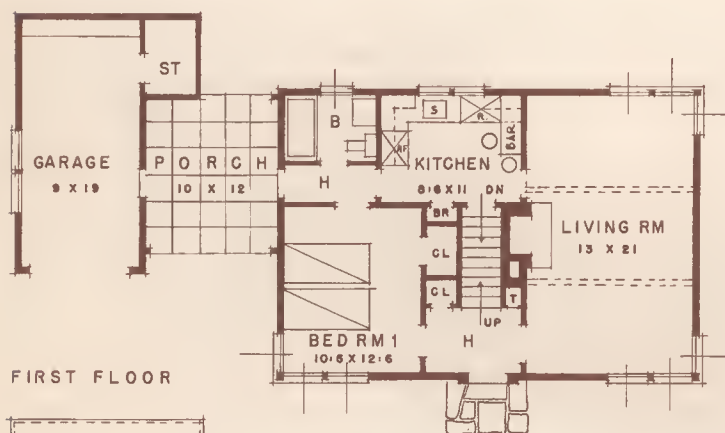


This modern house was planned to fit the needs of a large family. There is a well-planned powder-room off the entrance foyer, and a living-dining room with built-in storage space for books, games and china. The upstairs hall, cheerfully lighted by a glass brick window on the landing, is only about 6 feet square; yet from it you can reach the three bedrooms, two closets, and the bath—a real space saving achievement. The generous-sized bath, which contains a lavatory (a veritable room within a room) and which has two wash basins, can be used by more than one person in privacy. The overhang of the sun balcony off the master bedroom also saves the living room picture window from the direct rays of the sun.

SIZE: Floor Area 675 Sq. Ft. (1st floor)
675 Sq. Ft. (2nd floor)
Overall Dimensions 36' x 31'
Approximately 15,000 Cubic Feet



Colonial Grace and Space



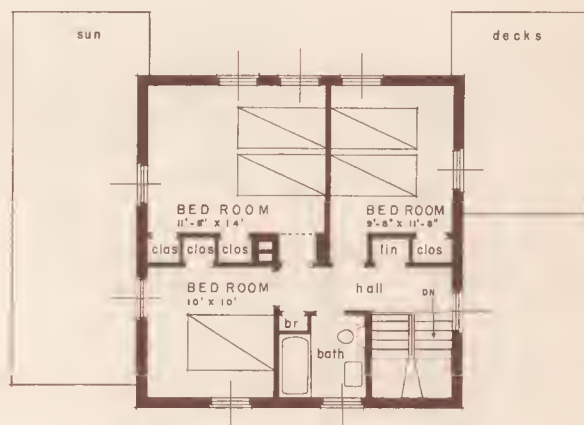
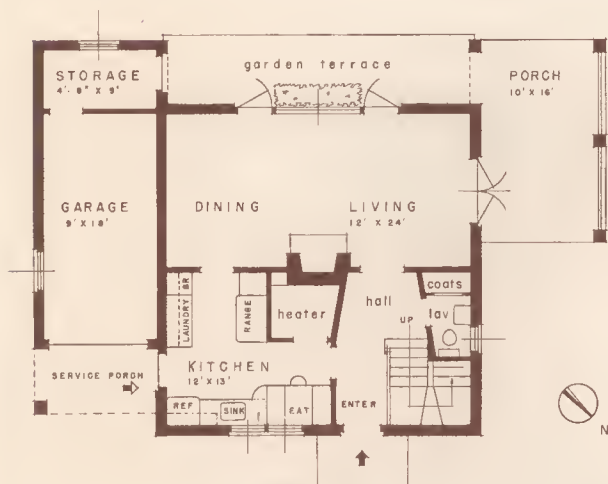
See what can be done with a little planning. This house was designed for single floor occupancy, but planned so that two bedrooms and a bath could be easily added as a second floor at a later date. At that time, the first floor bedroom could easily become a dining room.

But there are other attractive features of this charming colonial cottage, a spacious informal living room with a beamed ceiling, a flagstone porch for outdoor dining, and a hospitably wide front hall complete with a tiny telephone closet. Grace, comfort, and economy are the keynotes of this house.

SIZE: Floor Area 705 Sq. Ft. (1st floor)
465 Sq. Ft. (2nd floor)
Overall Dimensions 62' x 28'
Approximately 19,000 Cubic Feet



For Those Who Entertain



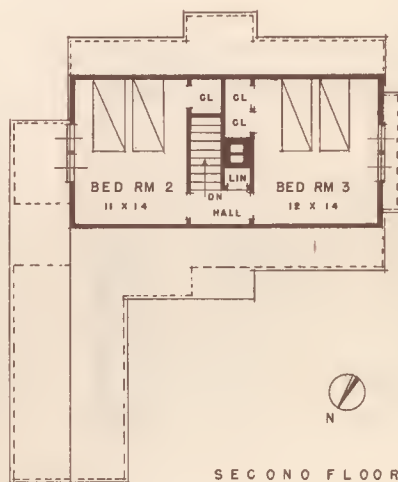
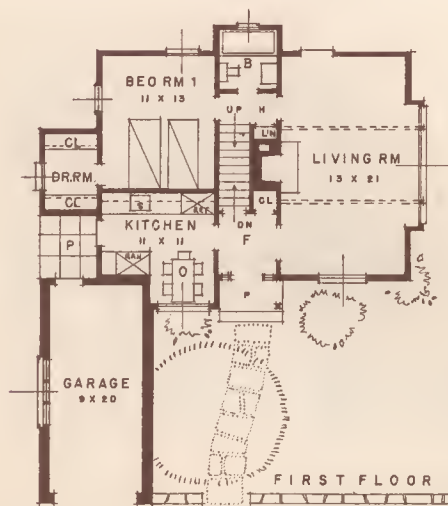
This brick house of modified Regency design, was planned for a small family which entertains extensively. The front entrance hall, convenient to the kitchen so that the door bell may be answered without going through the living room, has an interesting winding stair to the second floor in addition to a powder room with closet. The living-dining room extends over the entire width of the house, with access to the garden terrace and a spacious side porch. The modern

utility kitchen contains a section which can be used as a laundry or a dinette. The heating unit (there is no basement) is located off the kitchen. Upstairs there are three bedrooms. The rendering of this house shows the garden side from the rear.

SIZE: Floor Area 725 Sq. Ft. (1st floor)
675 Sq. Ft. (2nd floor)
Overall Dimensions 45' x 31'
Approximately 16,500 Cubic Feet



Behind Garden Walls



This comfortable Colonial house nestled behind picturesque garden walls has the kitchen at the front instead of the rear to save the busy housewife steps. This house was intended as a one story dwelling, but two second floor bedrooms can be added at a later date. The downstairs bedroom could then be used as a dining room and the little dressing room opening from it could be converted into a storage pantry. The only alteration

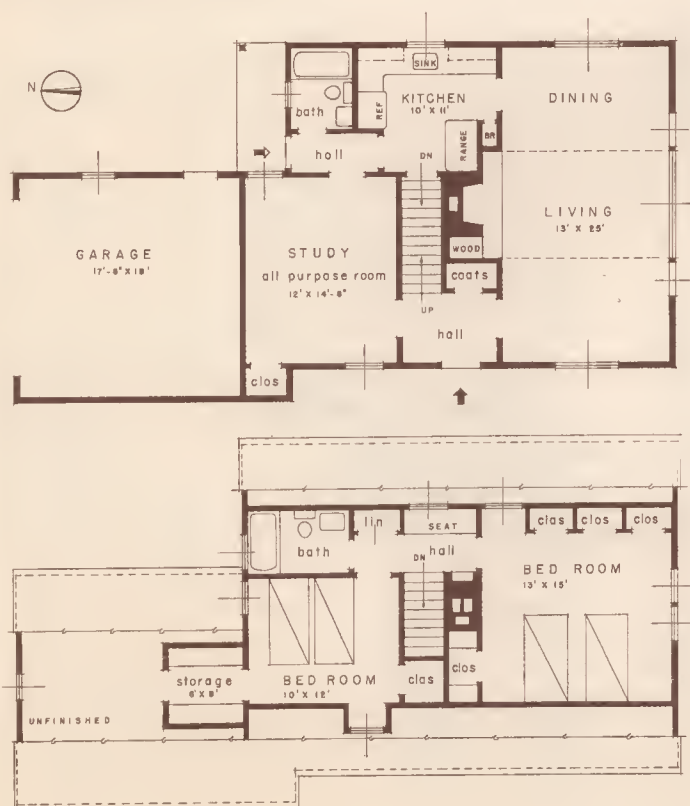
required would be a door from the kitchen to the dining room. Upstairs an extra bath could then be added in the shed dormer above the first floor bathroom.

The fieldstone wall adds a quiet charm to this practical home.

SIZE: Floor Area 735 Sq. Ft. (1st floor)
450 Sq. Ft. (2nd floor)
Overall Dimensions 37' x 46'
Approximately 16,500 Cubic Feet



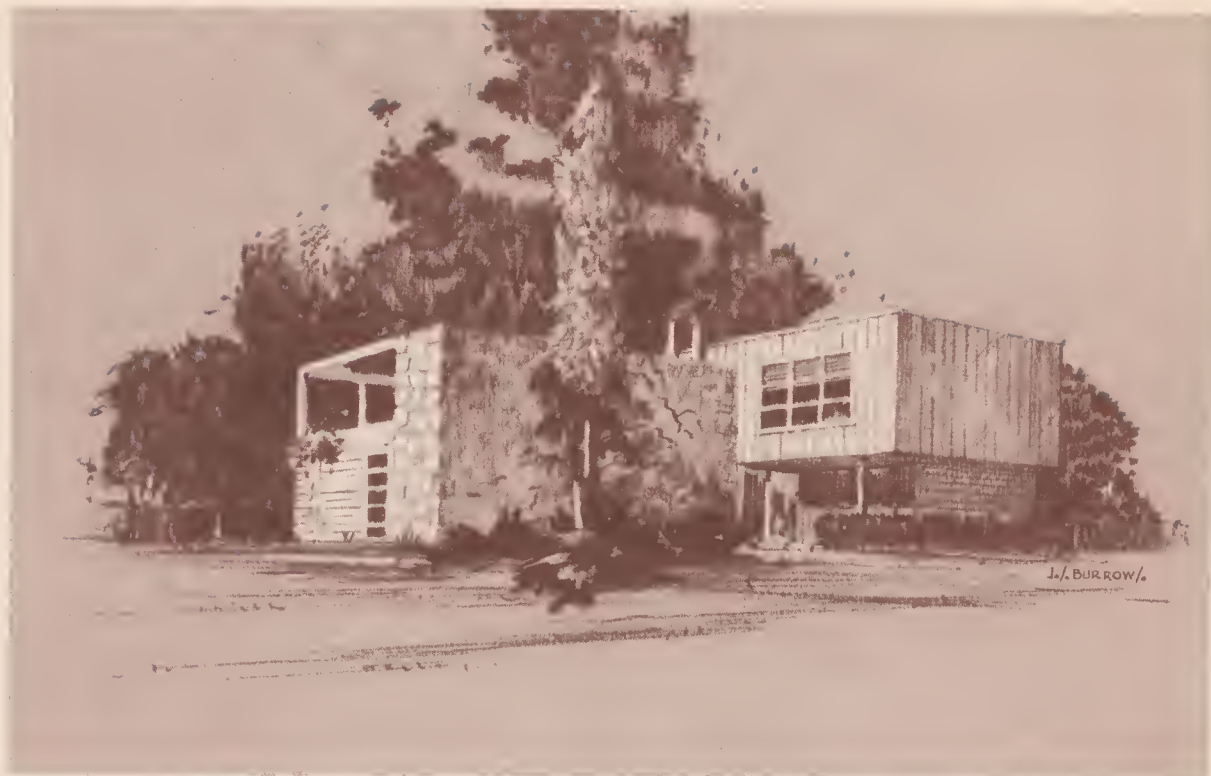
Larger than You Think



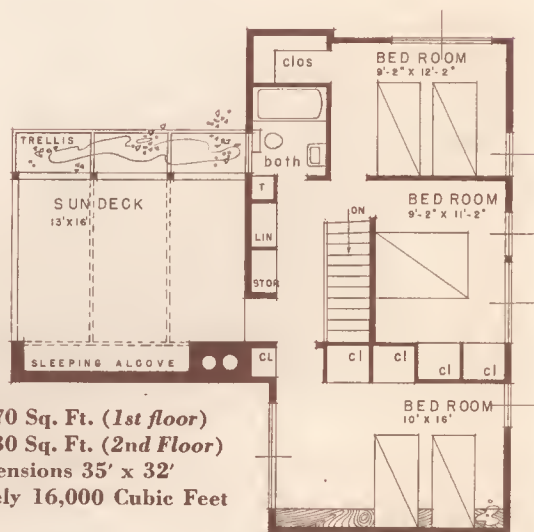
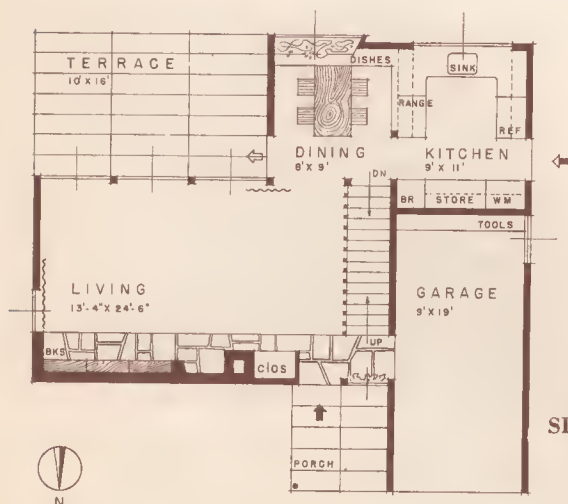
The low eaves and the dropped roof line of the garage make this house seem much smaller than it is. The ground floor has a generous beamed living room 25 feet long, opening from a good-sized hall. The well-proportioned fireplace in an alcove you can stand in gives further breadth to the living room. Meals may be served in front of the large window on the garden side of the living room, or the study might serve well as a separate dining room with its own entrance to the kitchen hall. The fully equipped downstairs bath would make it possible to use the study as a bedroom for visitors.

Upstairs, there are four closets in the master bedroom and an excellent storage room 6 feet square off the second bedroom. Above the two car garage, there is additional storage space. A charming touch in the upstairs hall is the wide window seat at the head of the stairs.

SIZE: Floor Area 890 Sq. Ft. (1st floor)
580 Sq. Ft. (2nd floor)
Overall Dimensions 52' x 28'
Approximately 23,250 Cubic Feet



Modern at Its Best



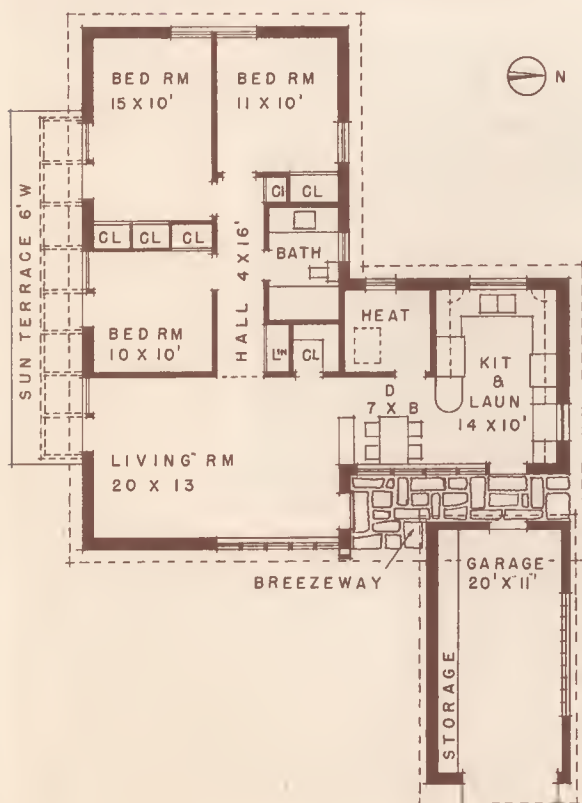
SIZE: Floor Area 570 Sq. Ft. (1st floor)
630 Sq. Ft. (2nd Floor)
Overall Dimensions 35' x 32'
Approximately 16,000 Cubic Feet

Like most modern houses, this one turns its face away from the street. The entire fireplace wall is built of stone, carried a full two stories high, thus creating a deck for sunning and sleeping above. A strip of stone masonry as an outcropping of the wall is set into the entire length of the living room floor, giving the room the character of the best "Swedish Modern." Vertical

balustrades run full length from floor to ceiling and serve as a smart screen between living room and stairway. The attractive dining alcove with built-in furniture is supplemented by the broad flagstone terrace for outdoor eating. Upstairs there are three comfortable bedrooms, two with cross ventilation, and the third with an entire wall of windows.



Built for a Veteran



This home was built for a veteran who inherited a rocky, sloping piece of land. Look what was done to make it attractive despite the handicap involved.

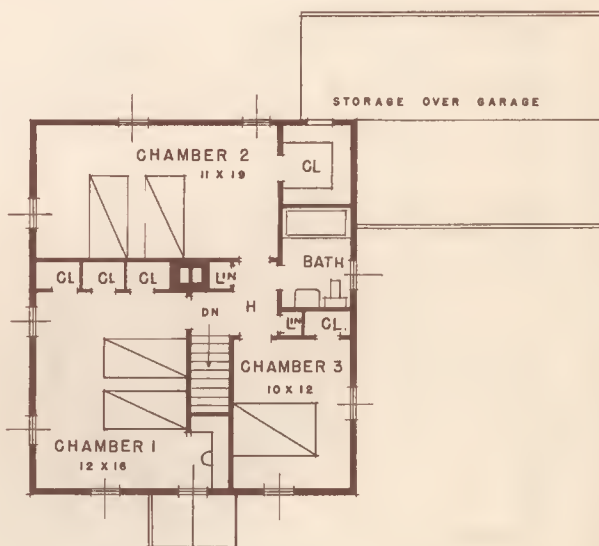
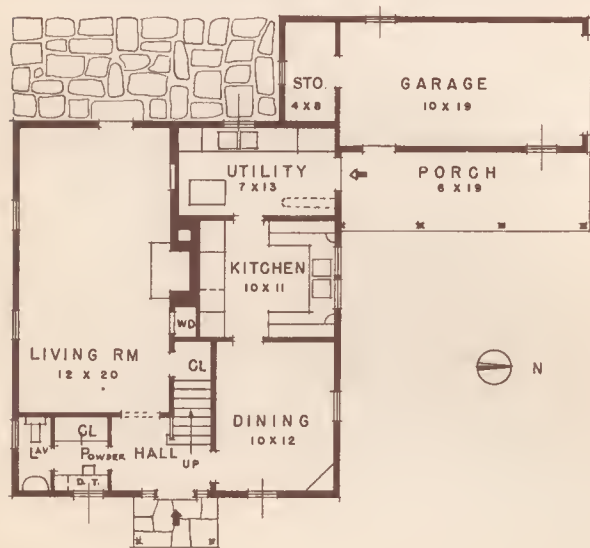
To please his wife, who said she wanted "to be able to see who was coming up the front walk" as she stood at the kitchen window, this house has a most unusual feature—a dropped garage. The land on which the house was built was about 5 feet above street level as shown by the existing old stone wall and the short flight of steps leading to the front door. As a result, the flat roof of the garage permits a clear view of the walk from the kitchen window, and also allows for sufficient sunlight and fresh air.

Because the rocky character of the property would have made excavation difficult and expensive, a heating unit was installed in the heart of this Z-shaped house, a practical feature which would not have been possible a decade ago. The ample closet and cabinet space in this three bedroom home is supplemented by a storage wall in the garage.

SIZE: Floor Area 1,500 Sq. Ft.
Overall Dimensions 40' x 62'
Approximately 16,700 Cubic Feet



Downright “Down East”



Modeled after an old house in Camden, Maine, this sturdy Colonial home has a forthrightness characteristic of New England homes. Yet its severity is modified by the fan window, the graciously proportioned chimney, and the modest extension which forms an open porch as part of the garage.

The ground floor has a long, well-integrated living

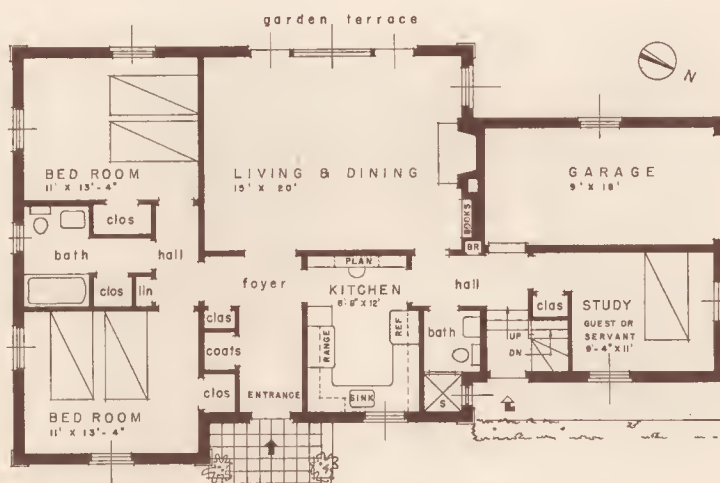
room, a fair sized, corner dining room, and a comfortable U-shaped kitchen with a utility room. Here is an old-fashioned house, adapted to modern needs.

**SIZE: Floor Area 720 Sq. Ft. (1st floor)
720 Sq. Ft. (2nd floor)**

**Overall Dimensions 45' x 39'
Approximately 19,550 Cubic Feet**



For a Retired Executive



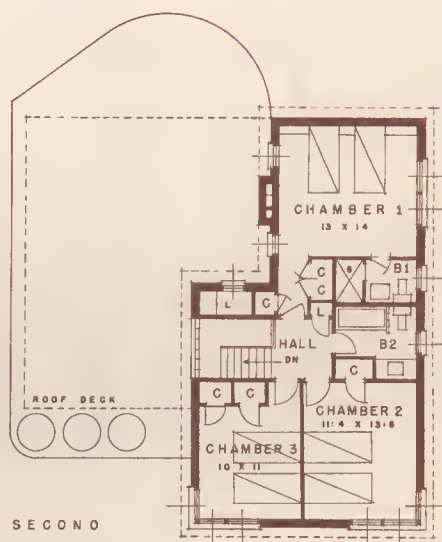
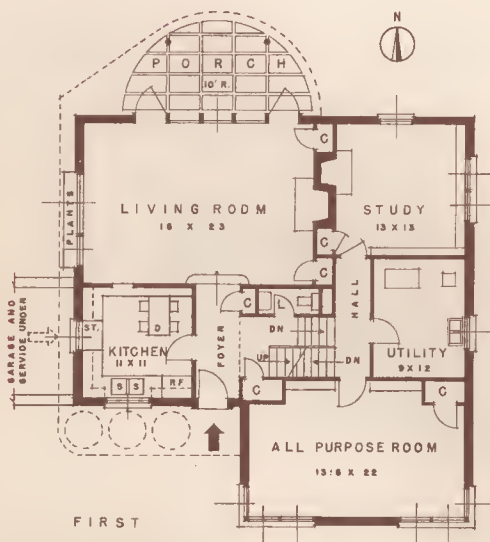
Here is a home that merits words like "distinctive" and "dignified." From the gracious sweep of its flag-stone entrance to the molded "cartouche" over the front bedroom window, every detail of this house speaks of leisurely living. Within, the house shows the same careful planning.

At the left, the foyer leads into a long hall which affords complete privacy for the bedroom wing. On the other side of the foyer, there is a kitchen placed at the

front of the house so that visitors can be admitted promptly. Off the kitchen hall is the servant's room. The airy living-dining room has a fireplace with a baroque curving mantel and French doors lead out to a formal landscaped terrace.

SIZE: Floor Area 1,250 Sq. Ft.
Overall Dimensions 45' x 32'
Approximately 18,200 Cubic Feet

Designed for Sloping Property



This flat-roofed, modern home was designed to be built on a hillside, its split level treatment allowing for many conveniences, such as a garage with a service entrance under the kitchen leading to a "double-level" first floor.

Upon entering the first floor from the street level a half flight of stairs leads up to the three bedrooms, two baths and seven closets. Another short flight leads down to the study and all-purpose room. This room,

which may be used as a game room, play room, music room, or even as a bedroom, is well lighted by two beautiful corner windows. In addition there is a study with a wood-burning fireplace.

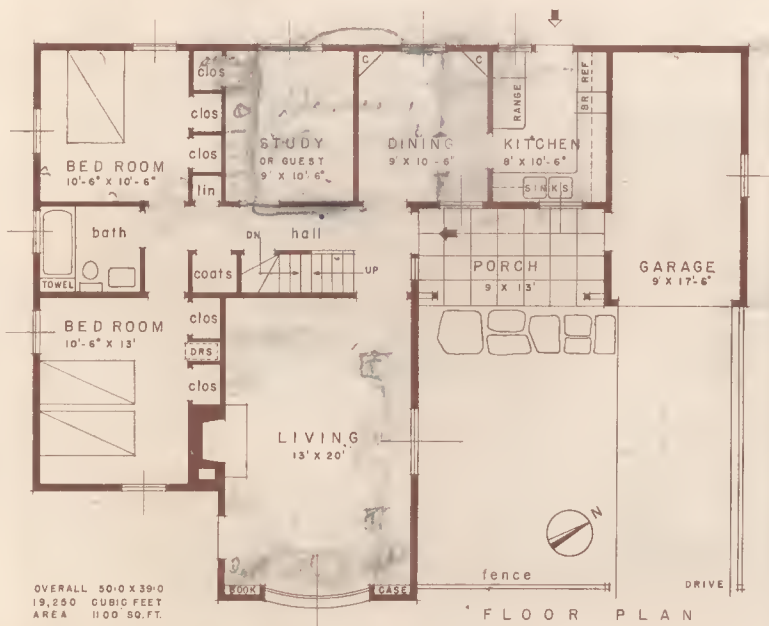
SIZE: Floor Area 1,435 Sq. Ft. (1st floor)
805 Sq. Ft. (2nd floor)

Overall Dimensions 48' x 40'

Approximately 20,860 Cubic Feet



Bow Window for Charm



SIZE: Floor Area 1,100 Sq. Ft.
Overall Dimensions 50' x 39'
Approximately 19,250 Cubic Feet

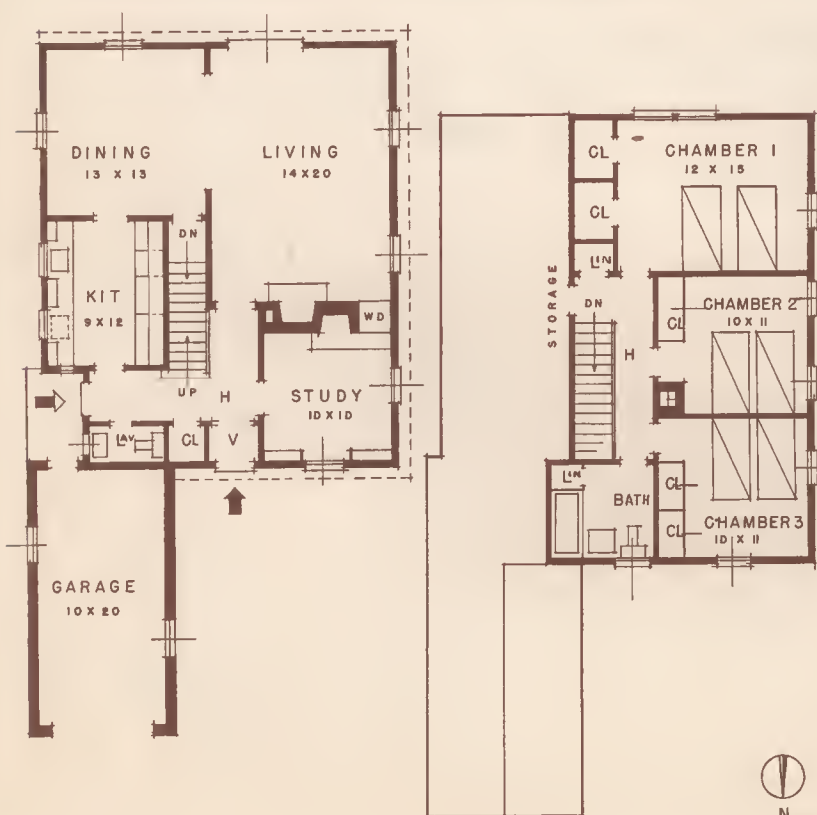
The most picturesque feature of this compact home is the large bow window at the south end of the living room. Together with the built-in bookcases it covers the entire wall. The outside frame of this window is painted white, a theme repeated on the wooden fences and lattice work at the entrance. The exterior is built of dark-stained shingles with a chimney of whitewashed brick.

The two bedrooms, study, and bath, form an almost completely private wing of the house. It allows the study, which has its own closet and is on the hall to the bath, to be used as a guest bedroom when necessary. There are seven good-sized closets, including an especially large coat closet behind the stairs.

The dining room is separated from the living room by a hall which tends to eliminate cooking odors from the living room. A stairway leads up to an attic and down to a partial cellar.



Connecticut Salt Box

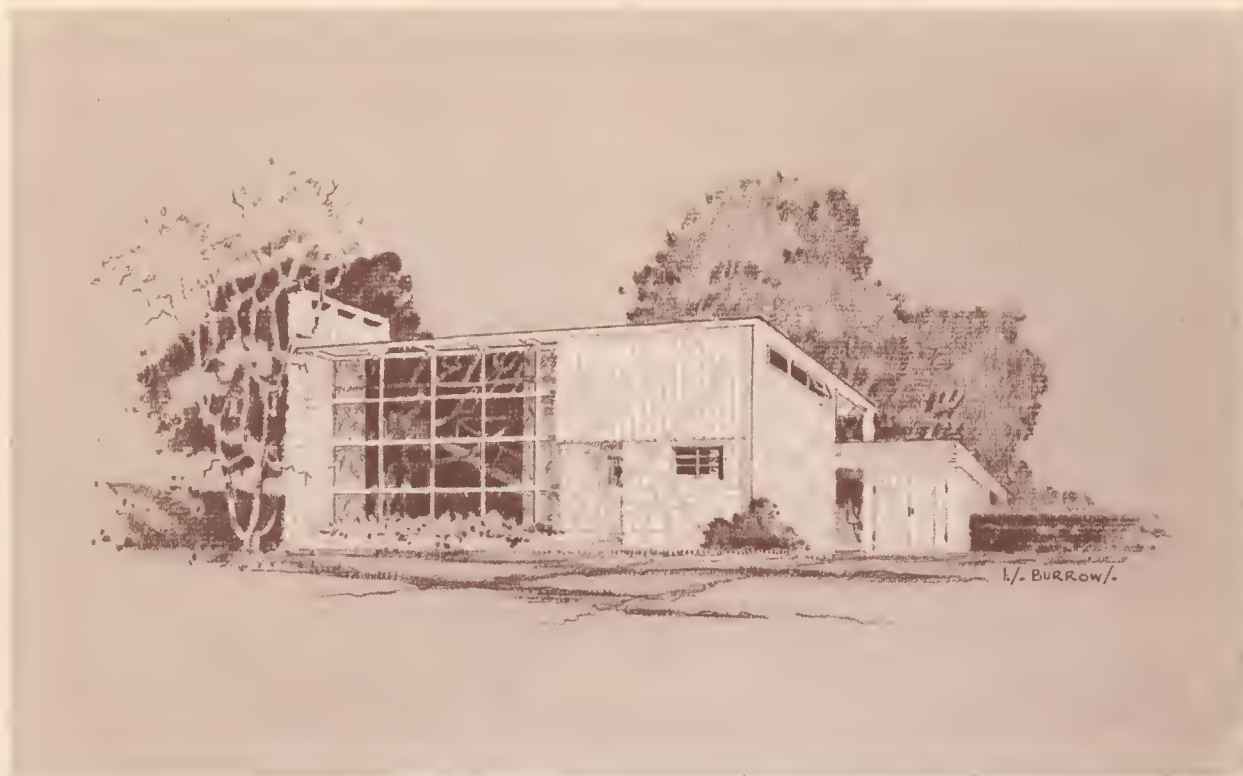


The gables of this Colonial Salt Box house face the street, the drawing above being rendered from the living room side. Here is a house with an individual appearance, distinguished by a beautiful exterior whose whitewashed stone garage contrasts with the vertical boards of the first floor, and the horizontal shingling of the overhanging second story. An off-center chimney breaks the regularity of the roof line.

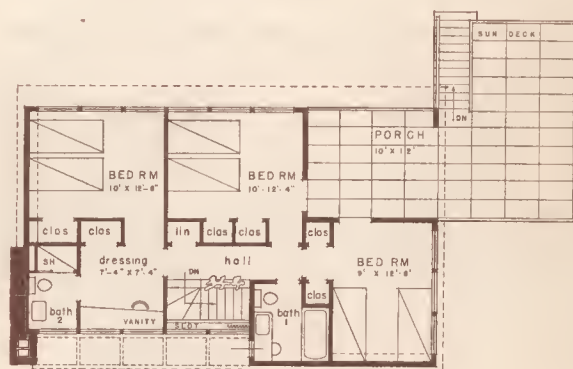
Inside, the living-dining room is separated from the front entrance by the kitchen, stairway, and foyer. There is a small lavatory off the foyer for guests. The living room and study both have fireplaces which share the same chimney. But even more unusual, they share the same wood closet.

Upstairs six people may be accommodated easily.

SIZE: Floor Area 945 Sq. Ft. (1st floor)
700 Sq. Ft. (2nd floor)
Overall Dimensions 28' x 54'
Approximately 25,600 Cubic Feet



A Solar Home



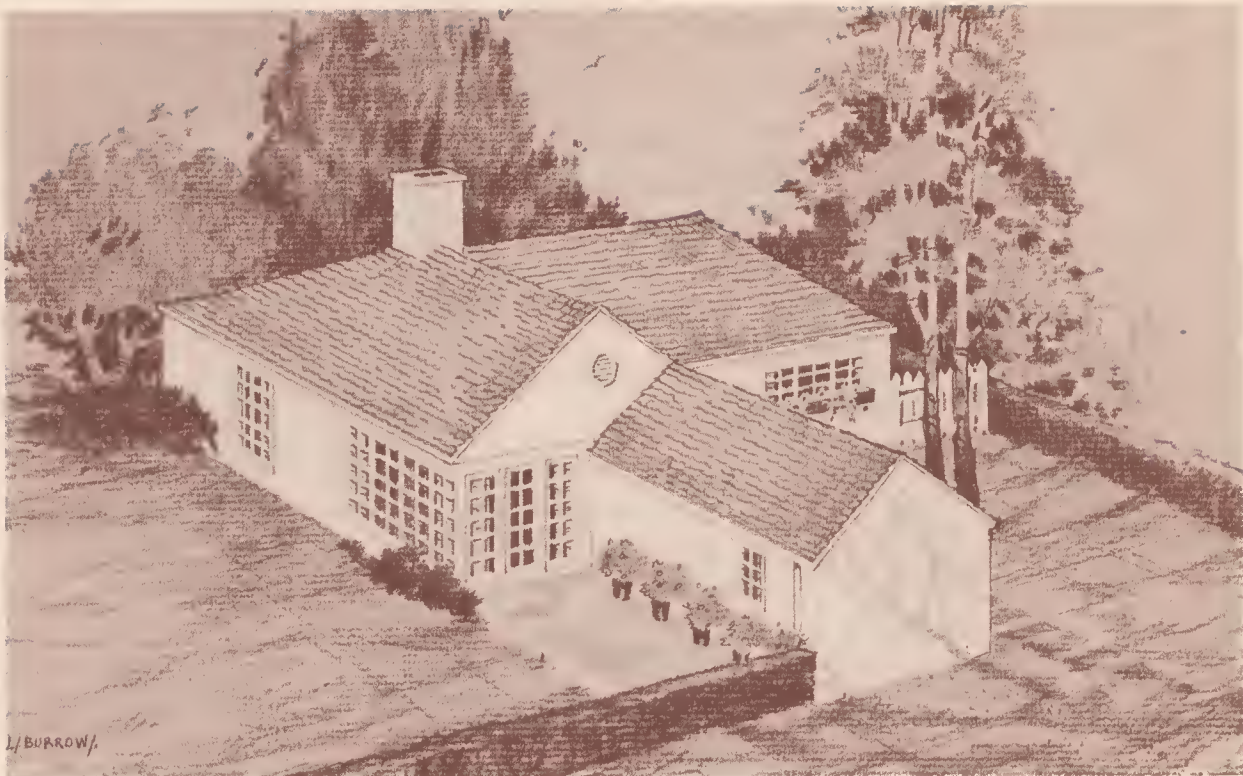
Here is a modern house for a family who loves plenty of sunlight. A striking picture window extends from the ceiling of the second floor to the floor of the living room. For privacy, a huge curtain, installed in a slot in the second floor ceiling falls gracefully to the ground, and may be drawn across the entire wall of glass.

But there are other interesting features to this excitingly modern solar home. The kitchen has a built-in breakfast table and benches. There is a huge stone fireplace and two entire walls of ceiling-to-floor cabinet shelves in the spacious living-dining room.

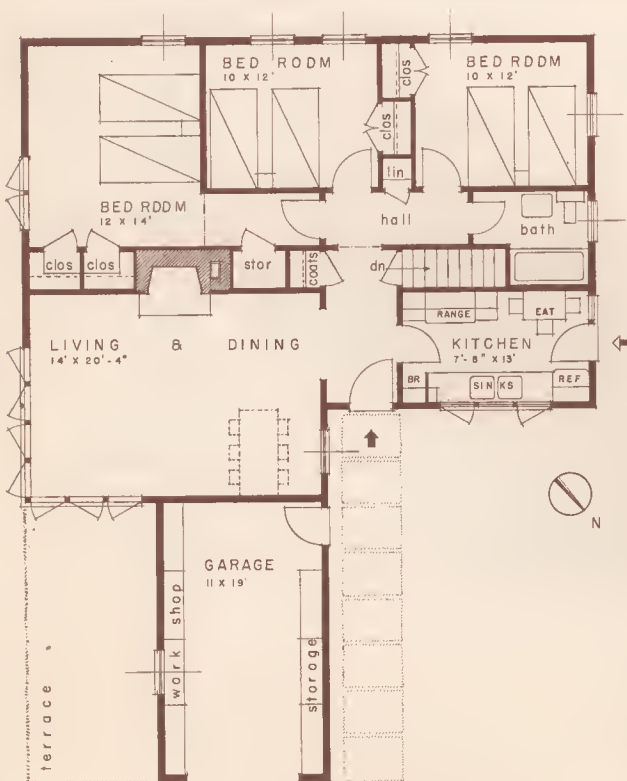
Upstairs, the master bedroom, dressing room and

bath, form a private unit. Another bath serves the remaining two bedrooms, each with two closets. Children can sleep on the screen porch off their own room in the summer. The sunny, open deck of the garage has stairs which lead to the garden.

**SIZE: Floor Area 700 Sq. Ft. (1st floor)
720 Sq. Ft. (2nd floor)
Overall Dimensions 32' x 52'
Approximately 17,600 Cubic Feet**



Planned for Gracious Living



For convenience, the garage in this one-story Colonial home extends from the center of the house opening directly on to the street. A lovely terrace is formed by this wing on one side, while a walk leading to the main entrance of the house runs along the other.

The garage itself is wide enough to contain storage space and a small work shop. The work bench receives its light from the garage window.

The living-dining room to the left of the entrance hall is graced by a large paneled fireplace and exceptionally large French corner windows which look out on the terrace.

Every room in this three bedroom home may be reached from the front hall, allowing a family of six maximum privacy.

The kitchen is bright and airy, having two exposures. One of these floods the working surfaces with light, making the built-in kitchen table a cheerful place in which to breakfast.

There are seven closets in the bedroom wing, including an especially large and convenient storage closet on the hall which connects the bedrooms with the bath.

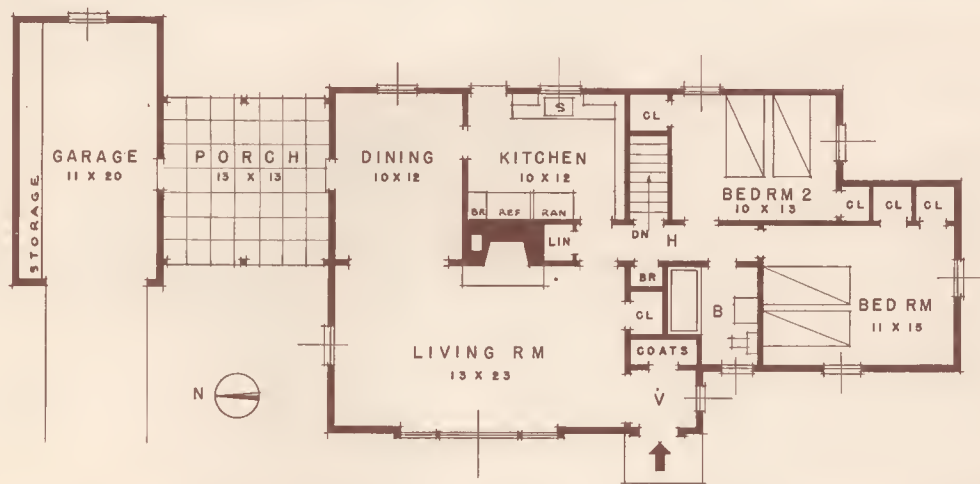
SIZE: Floor Area 1,280 Sq. Ft.

Overall Dimensions 51' x 48'

Approximately 19,000 Cubic Feet



No Steps to Climb



This low, one-story home, with no steps to plague a weary housewife, gives the illusion of a large house sprawling out on the property in a leisurely manner. A large picture window in the living room is opposite the wood-burning fireplace and forms two focal points for furniture groupings in summer and winter.

The two bedrooms, bath, and four closets form a private wing on the southern side of the house. There is a convenient closet in the living room, and another large coat closet in the foyer directly opposite the entrance.

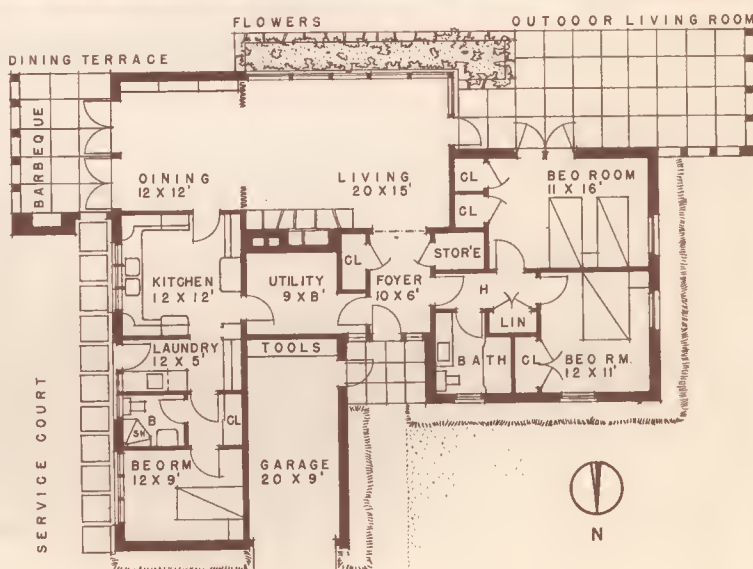
The porch, which provides a sheltered entrance from the garage to the house, may also be used for dining almost all year round if it is glass or screen enclosed. It is also a wonderful place for a small child to play.

Note the colorful touch of the weather vane steeple on the garage roof which was copied from an old Colonial design.

SIZE: Floor Area 1,159 Sq. Ft.
Overall Dimensions 75' x 30'
Approximately 18,000 Cubic Feet



Classical- Modern



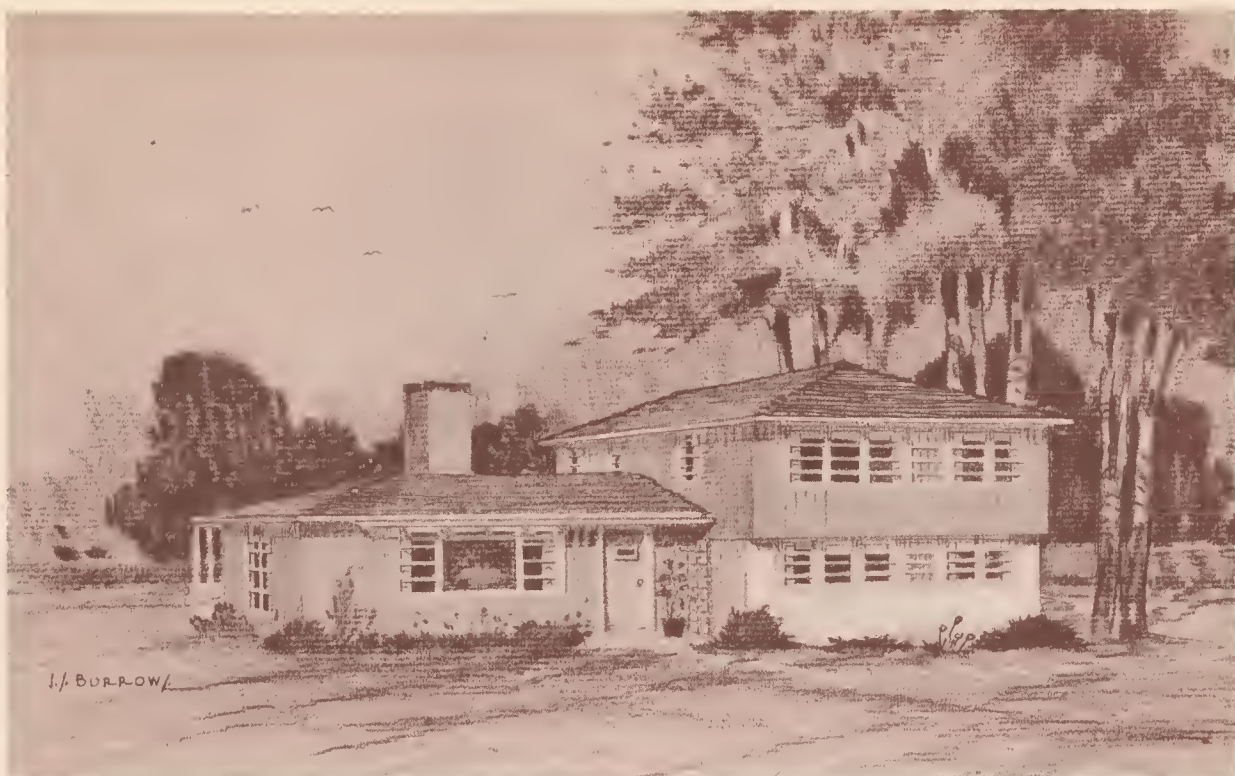
Simple classic beauty echoes faintly in this modern home, shown in the drawing above, from the rear. The line of the whitewashed roof from the garden is reminiscent of the cornices of Athens; and the stonework of the outdoor living room with its decorative openings studded with flowers, might be the last remaining wall of a pagan temple. Yet the exterior is modern.

Inside are all the up-to-date conveniences of our own period. The dining terrace features a built-in barbecue

and the huge corner window of the living room looks out on a low stone window box filled with flowers.

On the north of the house, the kitchen, laundry, maid's room and bath and the utility room form a complete service wing. The master bedroom and smaller bedroom enjoy complete privacy.

SIZE: Floor Area 1,630 Sq. Ft.
Overall Dimensions 55' x 48'
Approximately 19,250 Cubic Feet



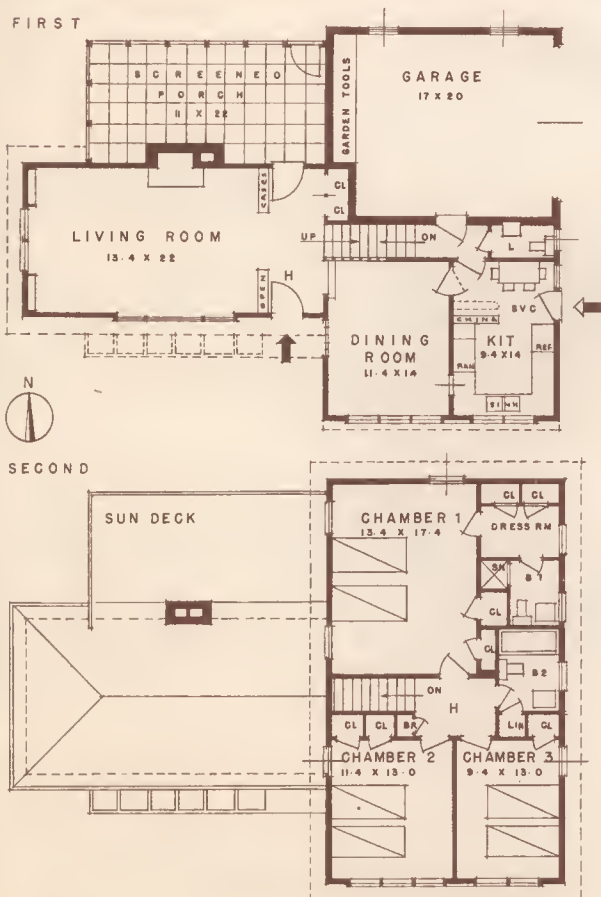
Traditional Outside, Modern Inside

A home with a thoroughly modern room arrangement can often have a conservative exterior. For instance, five of the six rooms in this plan have southern exposure, typical of modern architectural trends.

For real economy all the plumbing is on one stack, which is generally not possible in a house of this size. As another convenient feature, the three bedrooms upstairs have nine closets. There are two baths and both the dressing room windows and baths face east to catch the sun on winter mornings. Downstairs there is a lavatory off the kitchen. A large living room with a picture window and screened sun porch nestled between it and the garage walls, are other distinctive features of this comfortable home.

The living room is semi-private despite its proximity to the front hall, because built-in bookshelves on both sides of the entrance screen it from the foyer.

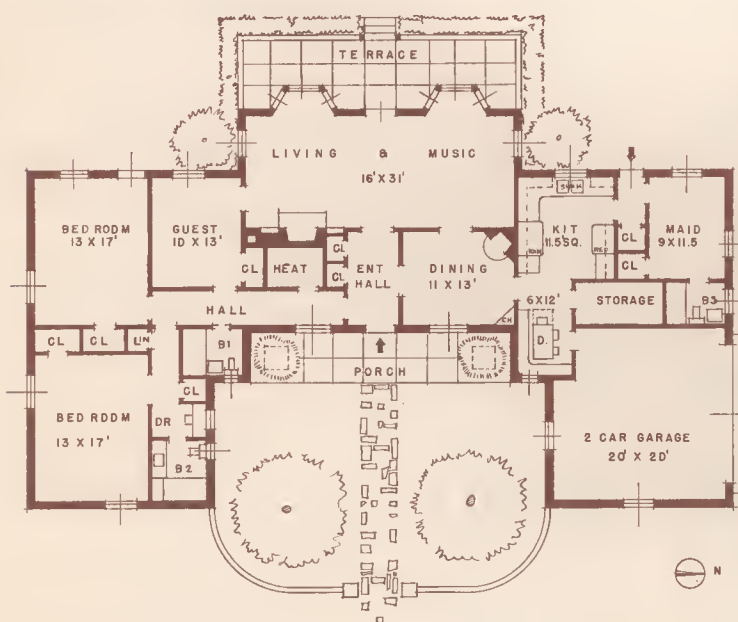
SIZE: Floor Area 835 Sq. Ft. (1st floor)
815 Sq. Ft. (2nd floor)
Overall Dimensions 38' x 50'
Approximately 27,000 Cubic Feet



HOUSES FOR INCOMES OVER \$10,000



Built for a Musical Family



Music is the chief interest of the family for whom this house was designed; therefore the plan centered around this hobby. The music room is large enough to contain a concert grand without crowding, and the bay windows assure plenty of light for practicing. Just off the living room, a guest room with day bed and floor-to-ceiling shelves of music albums, houses a record player.

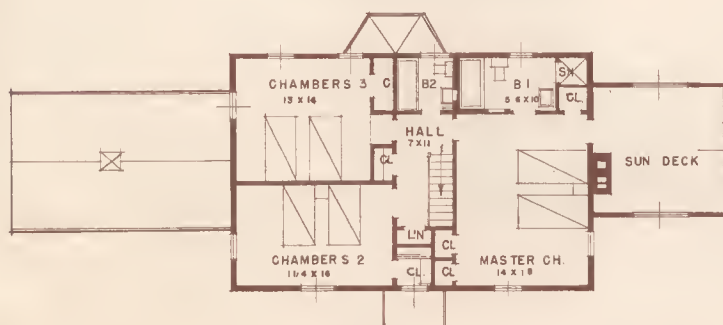
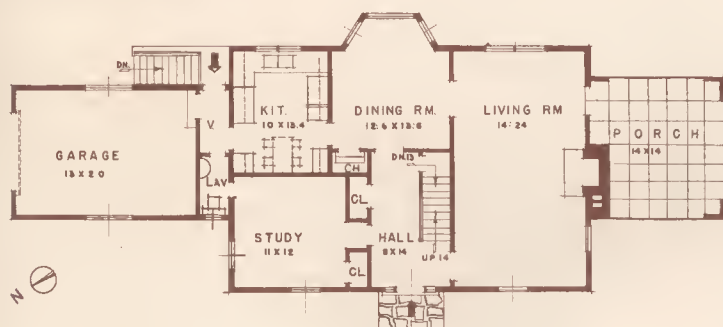
Two fireplaces are in the central part of the house; one in the living room and another charming corner-hearth in the dining room.

Outside, an inviting courtyard embracing two poplars is walled in with whitewashed brick and has an old-fashioned wrought iron gate. Here is a large house truly meant to be lived in and enjoyed.

SIZE: Floor Area 2,200 Sq. Ft.
Overall Dimensions 82' x 50'
Approximately 31,000 Cubic Feet



Dining Room Bay Window



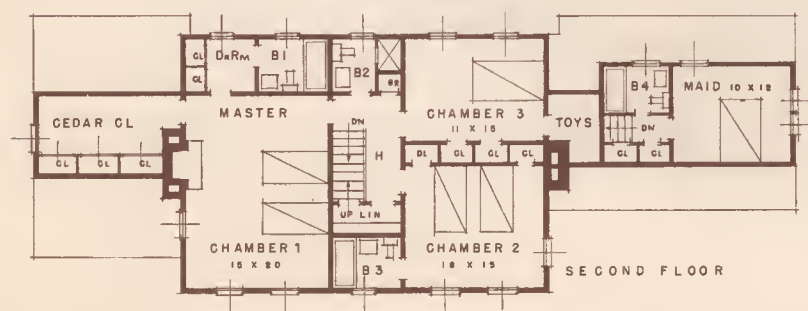
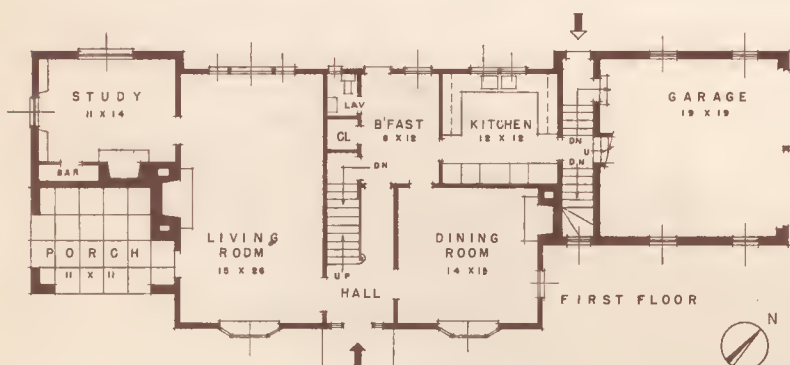
SIZE: Floor Area 1,337 Sq. Ft. (1st floor)
 1,000 Sq. Ft. (2nd floor)
 Overall Dimensions 76' x 26'
 Approximately 30,000 Cubic Feet

This fine Colonial home of a center hall type was designed expressly for a family who wanted a dining room for entertaining. A charming bay window in this room looks out on a formal garden terrace. Other features are a living room with exposures on three sides and a study with a lavatory which could double as a downstairs guest room.

Upstairs there are three bedrooms in all, with a bathroom at the head of the stairs and another adjoining the master bedroom. Also, off the master bedroom, is a railed-in sun deck which, because it is constructed of the same siding as the house, and is solid with the exception of a decorative panel at the front, gives complete privacy for sunbathing. Outside, the simple classic lines of this home are broken only by the sheltered entrance with an interesting fan window over the doorway. The entrance to the garage is from the side, making this home suitable for a corner plot. To balance the garage there is an ample, screened-in porch off the living room.



Double Bay Windows



SIZE: Floor Area 1,400 Sq. Ft. (1st floor)
1,500 Sq. Ft. (2nd floor)

Luxury homes such as this allow room for real conveniences. In this one you will see a study off the living room with a built-in bar, a complete breakfast room, a large cedar closet, and a dressing room off the master bedroom. This home boasts thirteen closets and three baths upstairs.

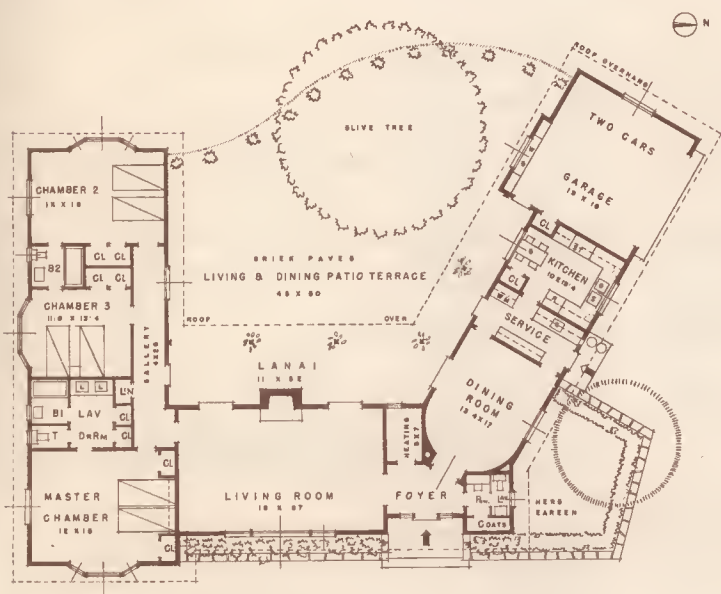
Two beautiful bay windows in the living and dining rooms make the front of the house picturesque. Outside, a dignified Colonial entrance with a broken pediment is flanked by wrought iron carriage lamps. The exterior is finished with whitewashed, hand-hewn cypress shingles, which contrast strikingly with the fieldstone structure of the wings.

The maid's room and bath form a private unit over the garage, just a few steps away from the kitchen.

Overall Dimensions 30' x 80'
Approximately 40,000 Cubic Feet



Built on a Mountain Clearing



SIZE: Floor Area 2,255 Sq. Ft.
Overall Dimensions 45' x 88'
Approximately 32,100 Cubic Feet

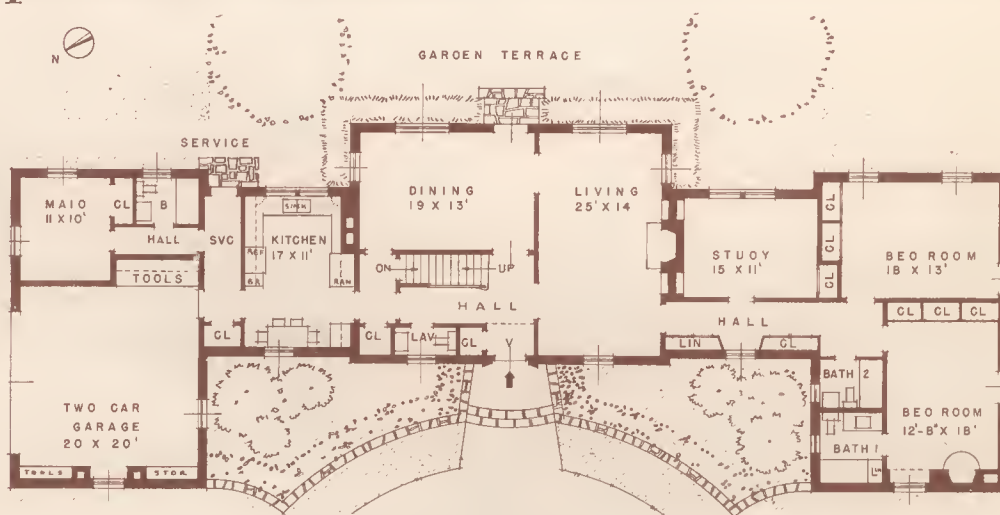
The shape of this house, built for a movie actor, was determined by the terrain. Because only certain parts of the mountain top on which it was built could be suitably cleared, the house was built into the free areas. Though its shape is unorthodox, it has many desirable features. The dining room has beautiful curved walls at the entrance, and windows which face an exceptionally wide patio full of air and sunlight.

The powder room, lavatory and coat closet are combined as a unit off the entrance and are convenient to guests. A long hall in the bedroom wing has windows opening on the patio to form a natural picture gallery. In the master bedroom a huge bathroom contains two lavatories. Servants' quarters may be built over the garage.

Outside, the house is distinguished by two seven foot, double hung windows extending from ceiling to floor and making the living room as sunny as the patio.



Julep on the James



This final luxury home, the largest shown in this collection, is of a type popular in Virginia and Maryland, and frequently seen along the banks of the James and on the Potomac. Similar homes were built in Revolutionary times and reflect the gracious living of that era. Only the lower floor is shown here, though there are two bedrooms and a bath over the dining and living rooms, and a huge basement running the length of the house, long enough for a bowling alley.

All principal rooms face the south where a formal garden terrace, designed for outdoor living and julep drinking, slopes gently down to the banks of the river. The bedrooms and study are on one wing, and the kitchen, maid's room and service areas on the other.

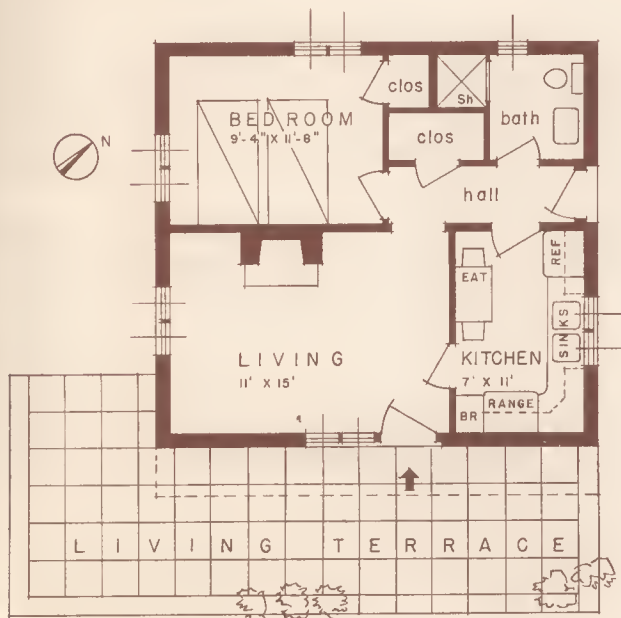
SIZE: Floor Area 25,000 Sq. Ft. (1st floor)
700 Sq. Ft. (2nd floor)

Overall Dimensions 40' x 110'
Approximately 60,000 Cubic Feet

WEEK-END COTTAGES



A Desert Hideaway



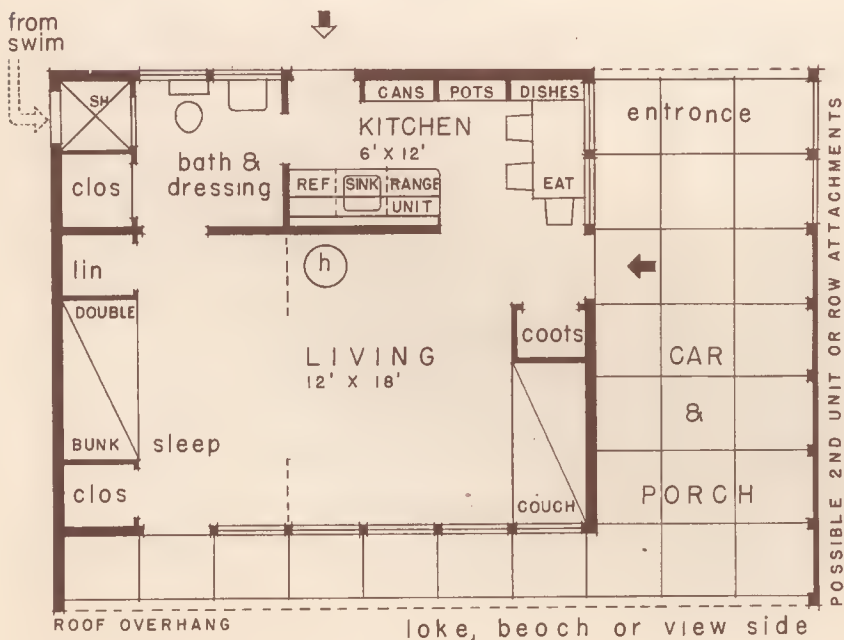
Live in your future guest house! Build a simple home now, within commuting distance of work. It may sound extravagant, but not if you can use this place as a guest cottage or studio after you build your real home on the country property you own.

The first of these four week-end cottages was inspired by the adobe brick construction of the southwest, but modified design makes it adaptable to many other parts of the country. The master bedroom was kept to minimum size so that the living room and kitchen could both be as large as possible. Yet, there are such luxuries as a sturdy hearth, a simple back-hall, and a shower with the bath. A large, outdoor living terrace with a low brick wall, an interesting window flush with the front door, and the Spanish chimney, are features which make this house different.

SIZE: Floor Area 528 Sq. Ft.
Overall Dimensions 22' x 24'
Approximately 5,800 Cubic Feet



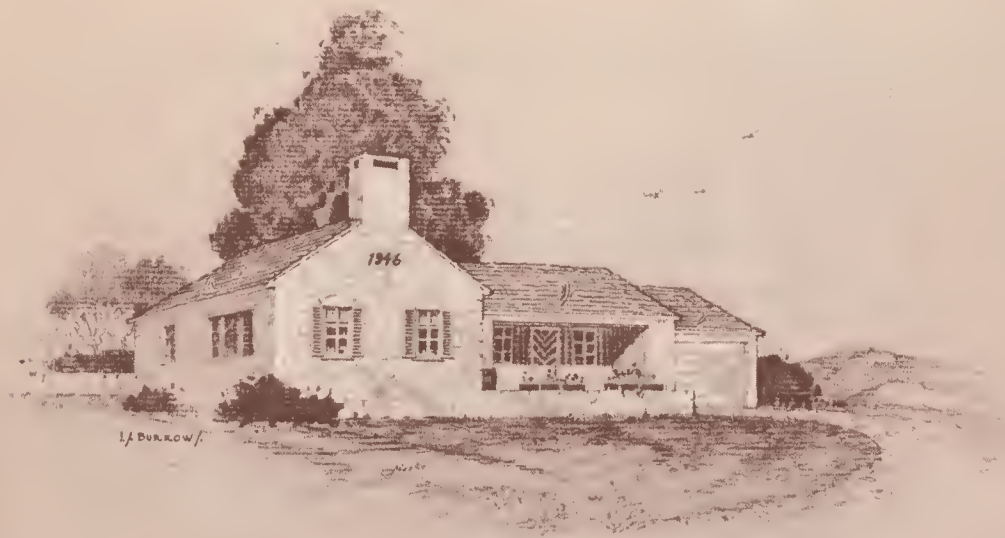
By a Mountain Lake



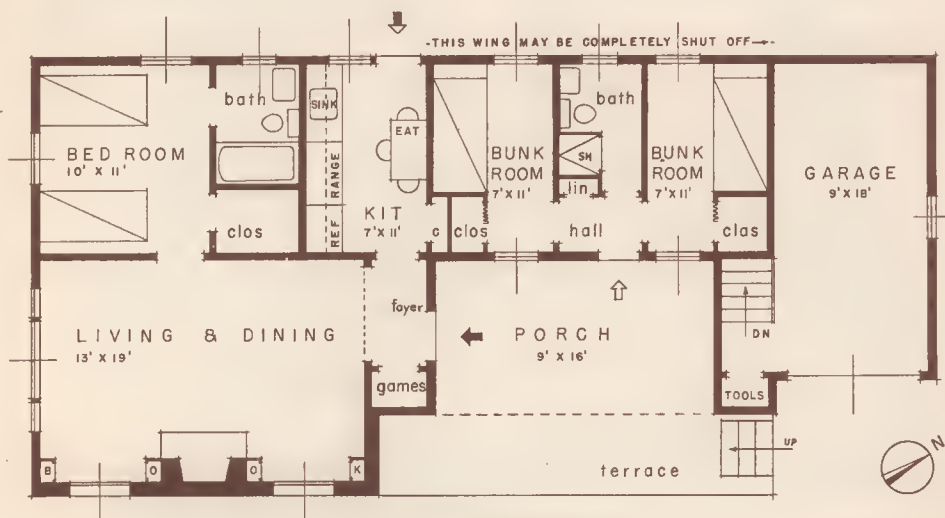
SIZE: Floor Area 680 Sq. Ft.
Overall Dimensions 31' x 22'
Approximately 6,100 Cubic Feet

This is the camp of tomorrow designed to be built today at minimum cost. The actual house, only 18 by 21 feet overall, could be built as one of a pair, a second backing up on the "carporch" wall of the first.

The house was designed on the new 3 foot modular system with construction built in yard-wide prefabricated panel sections. The use of the small stock unit kitchen (refrigerator, sink and range in a single unit), makes dining and cooking possible in a very small area. There are two double bunks with curtaining for privacy, flanked by generous closets in the living area. A very useful feature of this camp is the combination dressing room and bath with a shower door direct to the outside, eliminating the extra shower usually found in a beach house of this type.



Week End in the Mountains



This house was originally built in the Connecticut hills from fieldstone gathered on the property itself, and had a twelve-mile view of the river valley.

Not every setting is so perfect, but the principles of this home with a "built-in" wing for guests are adaptable to all architectural styles and to all climates. The two bunk rooms and bath were designed to be separate from the remainder of the house. So, this cottage could

serve as an all year round home for an older couple with children and grandchildren as frequent visitors, or for a young couple with many week-end guests. The guest wing can be left unheated when not in use for economy.

SIZE: Floor Area 838 Sq. Ft.

Overall Dimensions 53' x 26'

Approximately 14,140 Cubic Feet



With an Ocean View



Built on the so-called Z-plan, this one story beach home with a complete wing for sleeping quarters has a barbecue for outdoor summer picnics built into the back wall of the garage. There is also a separate "rain closet" with access from the garage or front door.

The dining area is screened from the front entrance by a special, modern, built-in cabinet extending only part way to the ceiling. The living-dining room area

has two entire walls of solid glass. Lastly, one wall of the garage is a "hobby center" with a work bench, closet and tool room conveniently located. This is a house with everything for the average family.

SIZE: Floor Area 1,054 Sq. Ft.
Overall Dimensions 41' x 56'
Approximately 14,306 Cubic Feet

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